

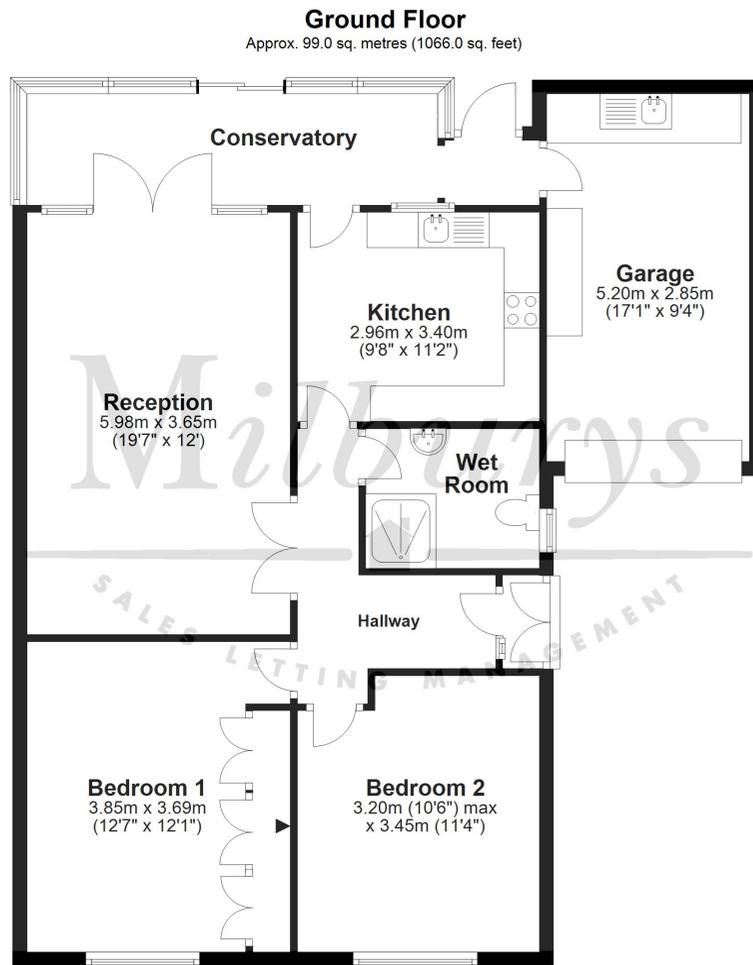
Milburys

SALES LETTING MANAGEMENT



45 Squires Leaze, Thornbury, South Gloucestershire, BS35 1TH

£349,950



Total area: approx. 99.0 sq. metres (1066.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



45 Squires Leaze, Thornbury, South Gloucestershire BS35 1TH

A beautifully presented, semi-detached bungalow, a short level walk from bus stops, well regarded schools, pub and convenience stores- a rare find and ready to be taken on in new ownership and made your own! With curb appeal in abundance the sweeping driveway, leading to useful, single garage welcomes you in and sets the scene for all that is available when crossing the threshold. The home comprises entrance hall, allowing access to a pristinely presented fitted kitchen with all the required space for your mod-cons. From there the conservatory with internal access to the garage, currently adapted into a fantastic utility area. The living room is bright and inviting with space for three-piece suite and dining table. There are two double bedrooms with fitted wardrobes in both and adapted shower room completing the internals. The rear of the property is a real delight! Beautifully landscaped with mature flowering borders, paved seating area and useful garden shed, the perfect place to potter in the summer months. Offered with no onward chain, this versatile property would make the perfect downsizer or first home, bursting with potential and ready to move straight into in a fantastic location! Call today to arrange your tour.

Situation

Thornbury is a thriving market town to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure center, golf course and library, open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Semi- Detached Two Bedroom Location In Prime Location
- Shaker Style Fitted Kitchen With Ample Wall And Base Units
- Two Double Bedrooms With Fitted Wardrobes
- Sizeable Living Room With Additional Conservatory
- Enclosed, Private and Landscaped Rear Garden
- Single Garage Currently Used As Utility Room
- Pristinely Presented Throughout
- Gas Central Heating, UPVC Double Glazing And No Onward Chain
- Short Stroll To Bus, Local Amenities And Schools

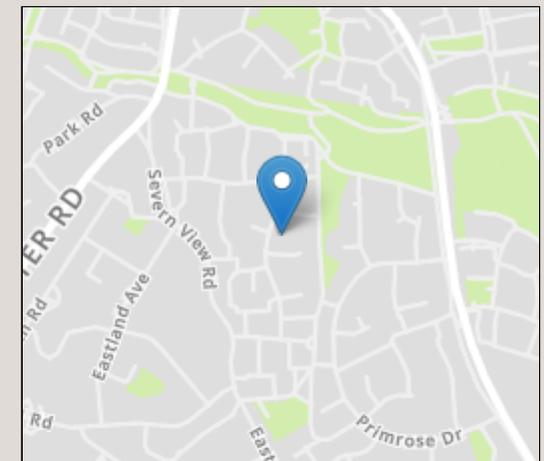
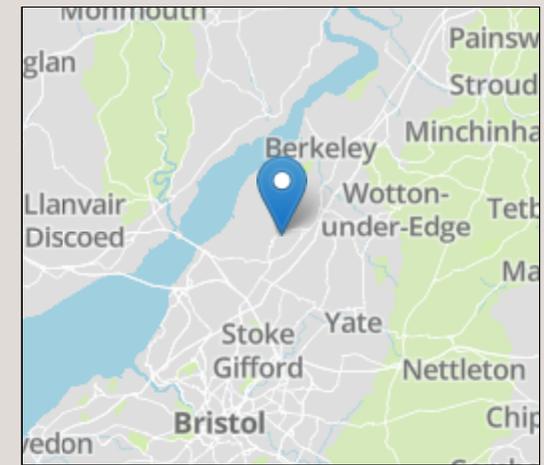
Directions

Travelling northwards, away from the center of Thornbury along the Gloucester Road, look out for The Anchor Pub on the left hand side. Turn right opposite into Severn View Road, then first left into Squires Leaze and No.45 will be found on the left.

Local Authority & Council Tax - South Gloucestershire - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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