

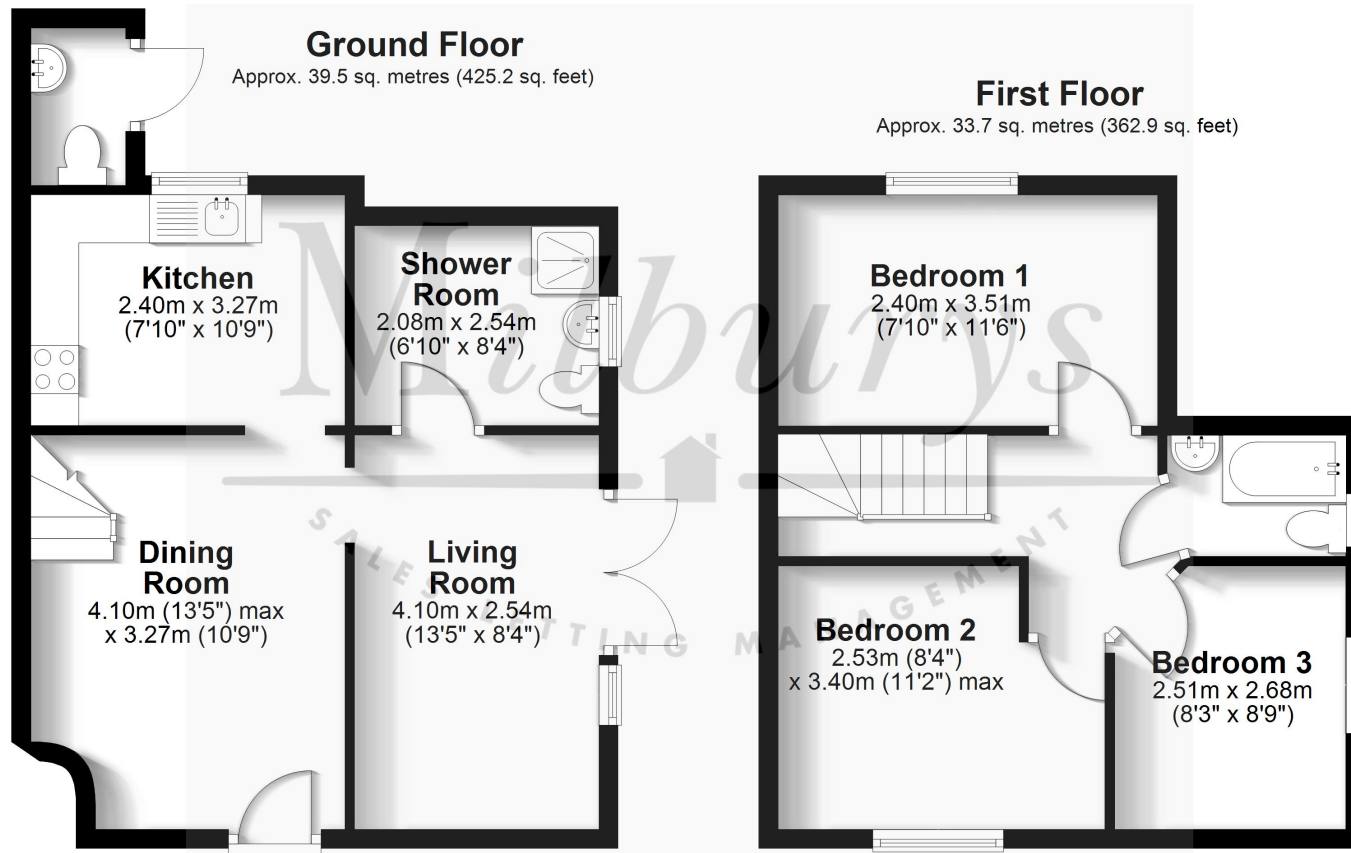
Milburys

SALES LETTING MANAGEMENT



14 The Barton, Gloucester Road, Rudgeway, South Gloucestershire, BS35 3RY

£375,000



Total area: approx. 73.2 sq. metres (788.1 sq. feet)

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



14 The Barton, Gloucester Road, Rudgeway, South Gloucestershire BS35 3RY

A cottage set in the enviable location of Rudgeway! Positioned within a large mature garden, secreted away from the A38 and within easy access of the M4/M5, perfect for commuting, yet retaining countryside views. The property is ripe and ready to make your own, the perfect first project for someone as it is bursting with potential to modernise, refurbish or even extend! Entering into the property, the ground floor has on offer, two reception rooms, a lounge, with French doors opening out to the garden, and dining room. The fitted kitchen and cloakroom is to the rear of the property, as is the great size shower room. To the first floor, three fantastic bedrooms and family bathroom. Moving to the outside, your summer days will be spent in the picturesque garden, currently peppered with the last bluebells of Spring and laying ready for vegetable patches, children's play equipment or simply BBQs with friends whilst enjoying views over rolling fields. The further benefits that come with this property are, UPVC double glazing, gas central heating and the all important garage and parking. There is NO CHAIN and priced for a quick sale! Book your viewing today!

Situation

Rudgeway is on the A38 approximately 3.4 miles north of the M4/M5 interchange, ideal for commuting north, south, east or west - Parkway Station is approximately 6 miles to the south. Nearby schools include St Helens Primary School and Marlwood Secondary School, both in the nearby village of Alveston. The local centre of Thornbury lies 2.5 miles to the north, where there is a variety of shops and a leisure centre. The Mall at Cribbs Causeway is just one junction further south along the M5.

Property Highlights, Accommodation & Services

- Three Bedroom, Semi-detached Cottage
- Ripe For Modernisation And A Fresh New Look
- Scope To Extend
- Downstairs Shower Room And Upstairs Family Bathroom
- Fitted Kitchen
- Large Mature Garden
- Two Reception Rooms, Lounge With French Doors
- Countryside Views To The Rear
- Garage And Parking
- No Onward Chain And Priced For a Quick Sale!

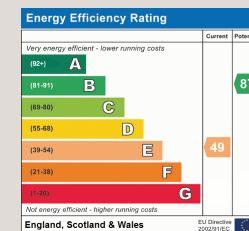
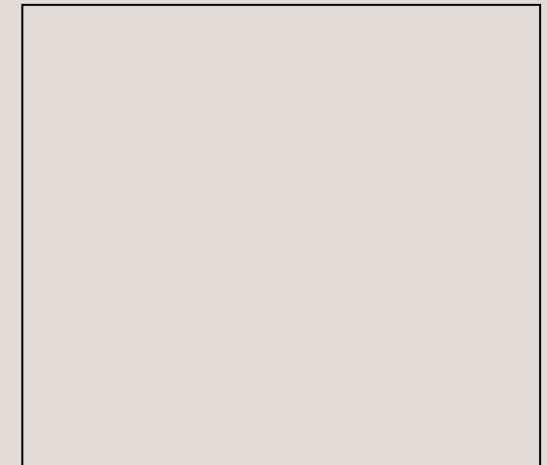
Directions

At the centre of Rudgeway there is a set of traffic lights, at the junction of the A38 and the B4427 (Church Road). Travel south-west from this point, passing by the turning to Rudgeway Park on your left hand side. The entrance to The Barton is a short distance shortly after, on the left hand side, opposite the bus shelter.

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

Tenure - Freehold

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



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