

Milburys

SALES LETTING MANAGEMENT

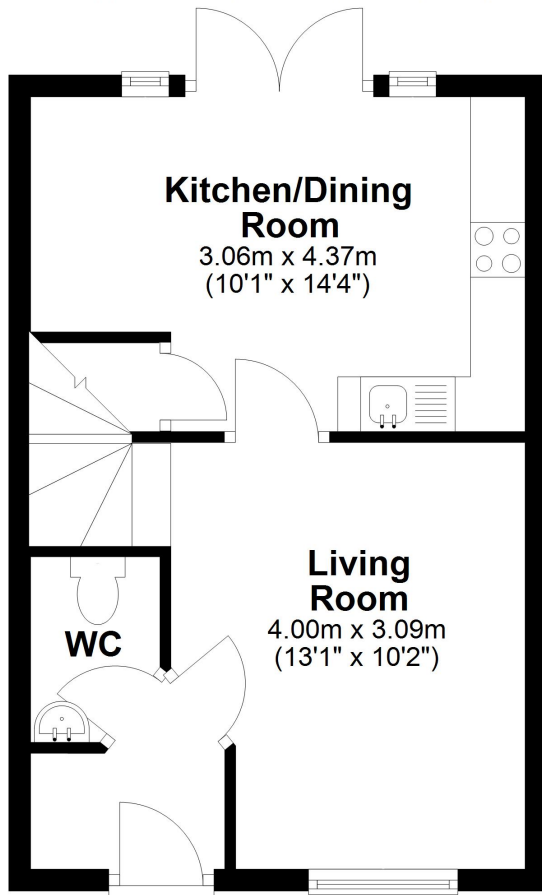


1 Barley Fields, Thornbury, South Gloucestershire BS35 1AJ

£299,995

## Ground Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



### Kitchen/Dining Room

3.06m x 4.37m  
(10'1" x 14'4")

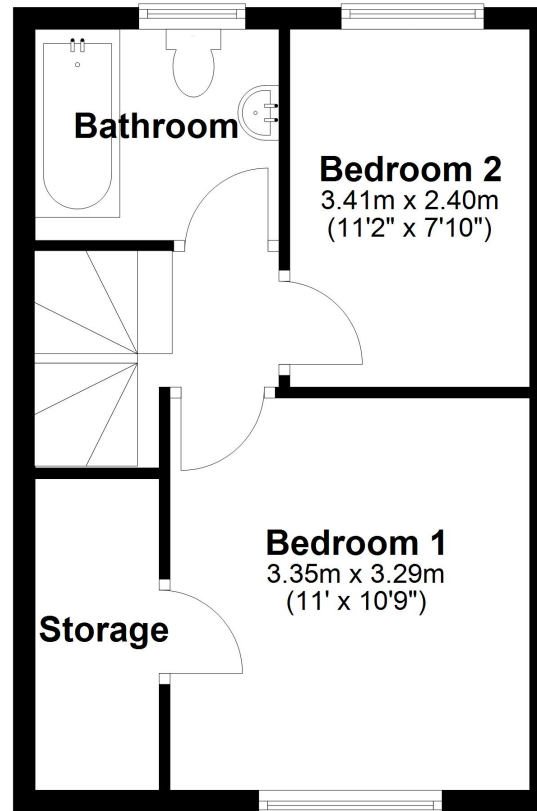
### Living Room

4.00m x 3.09m  
(13'1" x 10'2")

WC

## First Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



### Bathroom

Bedroom 2  
3.41m x 2.40m  
(11'2" x 7'10")

Bedroom 1  
3.35m x 3.29m  
(11' x 10'9")

Storage

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



# 1 Barley Fields, Thornbury, South Gloucestershire BS35 1AJ

Always a joy to present a superb first time buyers property! Immaculately presented and perfectly located on the edge of Thornbury with countryside walks from your doorstep, this two double bedroom property is simply wonderful. Entering through the hallway, the cloakroom can be found to your left followed by the bright and airy lounge with wood effect LVT flooring. Moving through to the rear of the property, is the kitchen/breakfast room. With a neutral finish to the wall and base units and integrated appliances, such as dishwasher and fridge/freezer it completes the ground floor beautifully. The enclosed rear garden can be accessed via the French doors, which also offers a side access. Moving to the first floor, Two double bedrooms with the principal bedroom benefitting from a walk-in wardrobe. The family bathroom has shower over bath finished in a modern design. The property also offers two off street parking spaces to the front. We are happy to arrange your viewing today. No Onward Chain!!

## 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 centre, 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Two Double Bedroom Semi Detached Property
- Located At The End Of A No Through Road On A Popular Thornbury Development
- Front Facing Bright And Airy Lounge
- Kitchen/Breakfast Room With Integrated Appliances
- Principal Bedroom With Walk-In Wardrobe
- Family Bathroom With Shower Over Bath
- Enclosed Rear Garden With Patio, Shed And Side Access
- Two Off Street Parking Spaces
- The Remainder Of An NHBC Warranty Dated 2016
- Cloakroom And No Onward Chain

## Directions

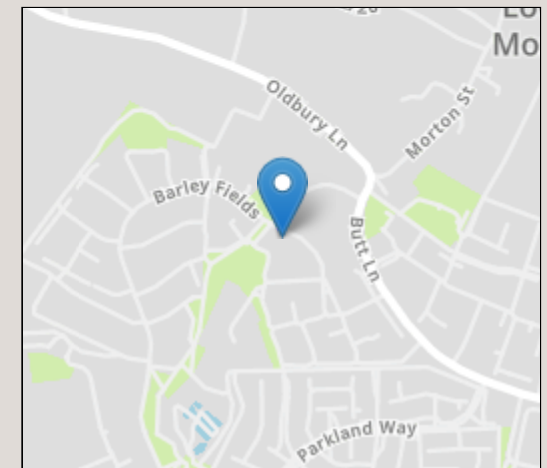
Leaving Thornbury on the Gloucester Road take the very last turning left has you leave town into Butt Lane. Take the third left into Barley Field and left again. No.1 will be found on the right hand side to the top of the no through road.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band C

**Tenure** - Freehold

**Additional Information** - Management Charges Will Apply

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C	83	
(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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