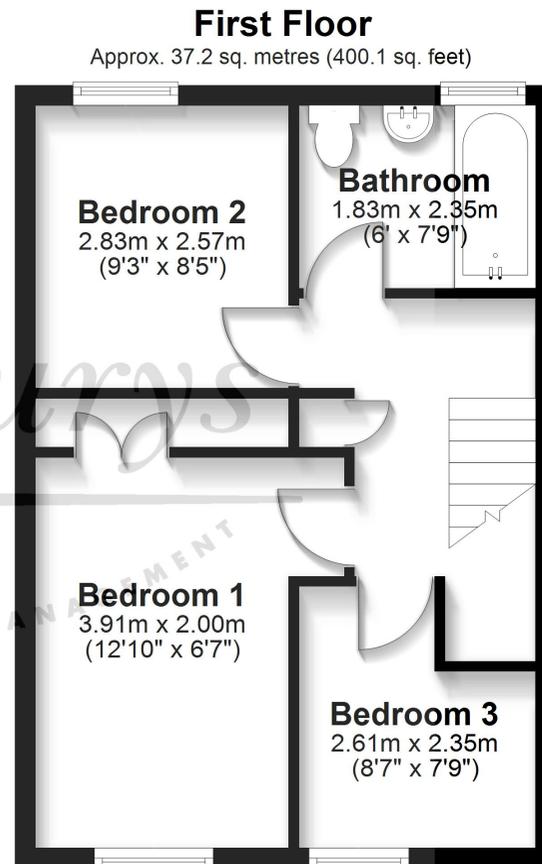
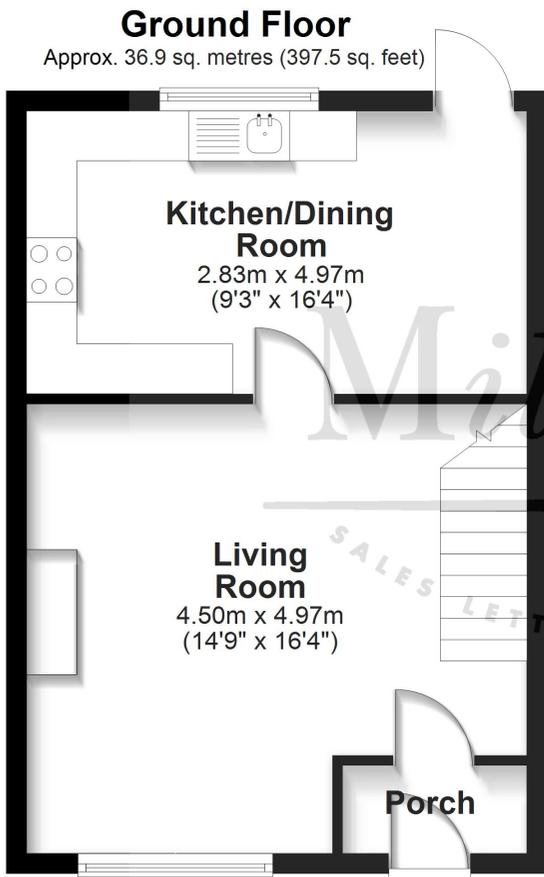


17 Falcon Way, Thornbury, South Gloucestershire BS35 1TA

£325,000



Total area: approx. 74.1 sq. metres (797.6 sq. feet)

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



17 Falcon Way, Thornbury, South Gloucestershire BS35 1TA

A property perfect for first time buyers or downsizers!! Situated close to all of Thornburys amenities including doctors surgery, local primary schools, a convenience store and popular country pub. An exceptional 3 bedroom end of terrace home beautifully refurbished throughout with a blend of modern charm and comfort. Entering through the front porch, leaving your shoes and coats behind, you will then be greeted by the spacious lounge, the large front window allows light to flood the room and the modern day media feature is a welcoming touch. Moving to the rear of the property where you will locate the kitchen/diner. The classic 'Shaker Style' cabinets and drawers offer ample storage with integrated appliances and the built in dining area finishes the room perfectly. Moving to the first floor where you will locate three bedrooms, two doubles and one single. The principal bedroom offers fitted wardrobes. The family bathroom is modern in design with shower over bath, vanity storage and heated towel rail. Externally, a generous south facing garden with decking area perfect for entertaining. The single garage has an electric roller door and a single rear door for easy access via the garden. Don't delay, call today!!

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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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 on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Newly Refurbished Three Bedroom End Of Terrace House
- Two Double And One Single Bedrooms
- Spacious Bright And Airy Lounge With Media Wall
- Fantastic Kitchen/Diner With Some Integrated Appliances
- Modern Family Bathroom With Shower Over Bath
- Principal Bedroom With Fitted Wardrobes
- Enclosed South Facing Rear Garden Laid Mainly To Lawn Plus Decking Area
- Single Garage With Electric Roller Door
- Double Glazing And Gas Central Heating

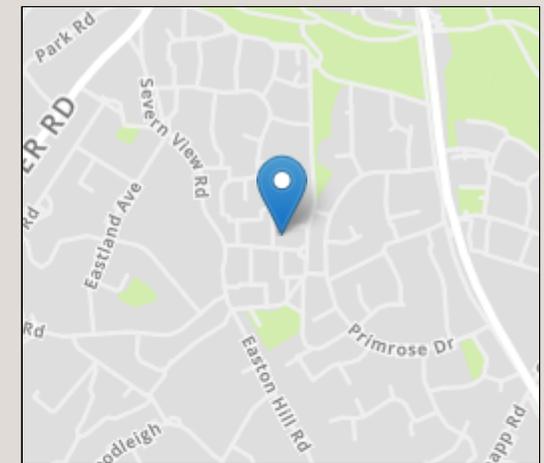
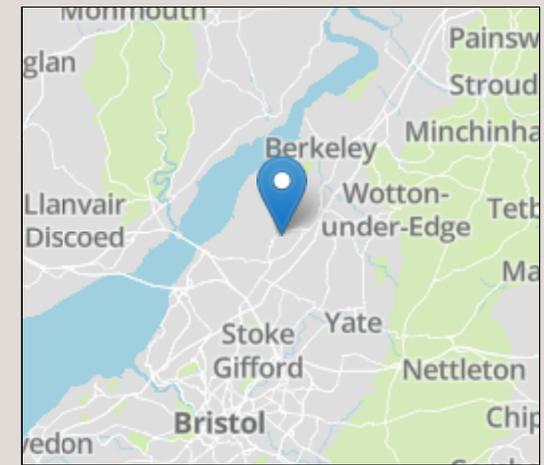
Directions

Travelling into Thornbury from the north along the Gloucester Road, take your second left into Severn View Road, opposite The Anchor public house. Take the next left into Squires Leaze follow the road round until you reach Falcon Way. No.17 can be found on the corner with a garage to the rear.

Local Authority & Council Tax -

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		90
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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