

Milburys

SALES LETTING MANAGEMENT



56 Park Road, Thornbury, South Gloucestershire BS35 1HS

£595,000

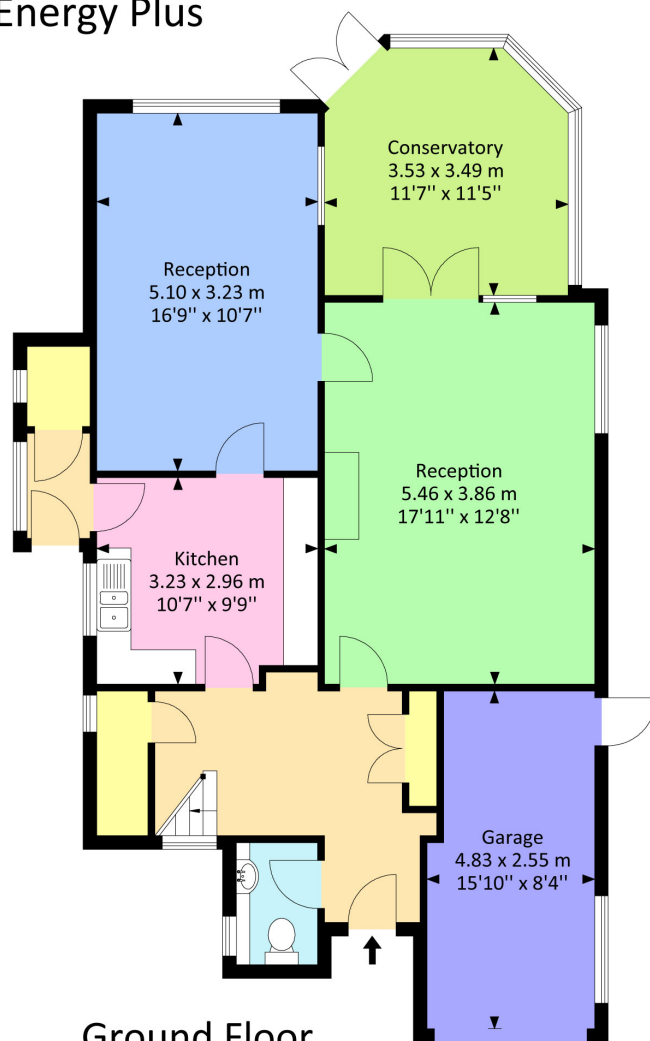
56 Park Road, Thornbury, South Gloucestershire, BS351HS

Internal Area (Approx)

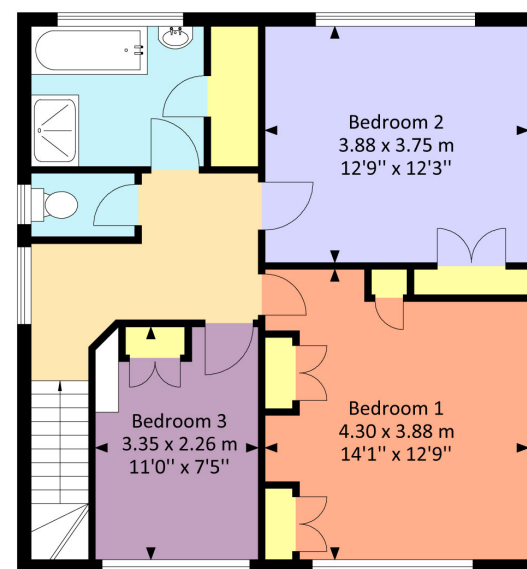
143.70 Sq.M / 1546.90 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

56 Park Road, Thornbury, South Gloucestershire BS35 1HS

We are delighted to offer for sale this charming detached family home located on sought-after 'Park Road', on the 'Castle' side of town. Within walking distance are the shops and amenities of Thornbury town centre, two popular primary schools, The Castle Secondary School, plus scenic country walks from St. Mary's Church and Thornbury Castle. The inviting entrance hall, complete with convenient storage cupboards and a ground-floor cloakroom, leads to the dual-aspect lounge featuring a remote-controlled gas fire, perfect for cosy evenings and French doors opening to the conservatory, offering splendid views of the garden. The dining room, thoughtfully extended by the current owners, is perfect for family meals and social events, with garden views. The modern kitchen, accessible from the dining room, boasts integrated appliances and there is a handy utility area/store-room with a washing machine and external side door. Upstairs, the spacious landing leads to two large double bedrooms with built-in furniture, a single third bedroom, plus a family bathroom with both a bath and separate shower cubicle, with a separate WC adjacent. The south-facing garden is a delight, beautifully stocked with a variety of plants, shrubs, and specimen trees, plus generous lawn - a haven for all age groups and the perfect place to relax and enjoy your surroundings. The driveway provides access to the single integral garage with off-street parking in front. Other practical features include gas central heating and double glazing. Highly recommended!

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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Individually Designed Detached Family Home On The Sought After 'Castle' Side Of Town
- Stunning South-Facing Garden
- Spacious Entrance Hall And Ground Floor Cloakroom
- Lounge With Feature Fireplace, French Doors To Double Glazed Conservatory
- Extended Dining Room With Outlook Across Garden
- Fitted Kitchen With A Range Of Integrated Appliances, Separate Utility/Store Room
- Three Bedrooms, Two Double And One Generous Single
- Family Bathroom With Bath And Separate Shower Cubicle, Separate WC
- Off-Street Parking And Single Garage
- Gas Central Heating And Double Glazing

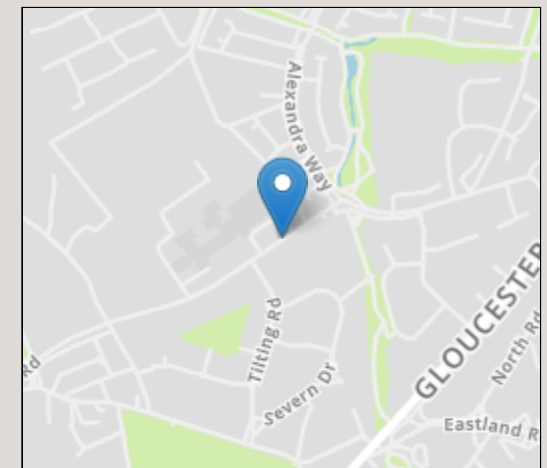
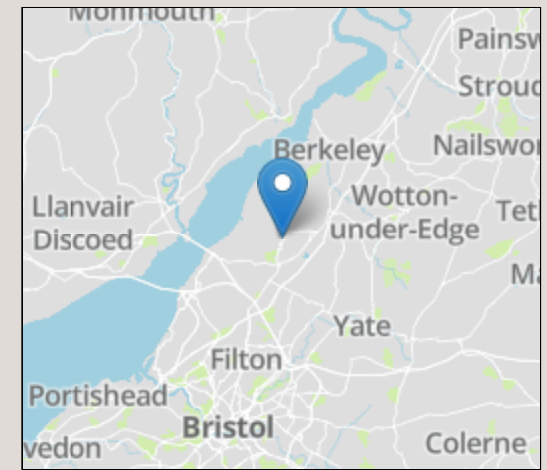
Directions

From the High Street in Thornbury continue along Castle Street towards the Church. Follow the road round which becomes Park Road. Pass The Castle School on the left hand side and the entrance to No 56 will be found a short distance further on the right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(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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