

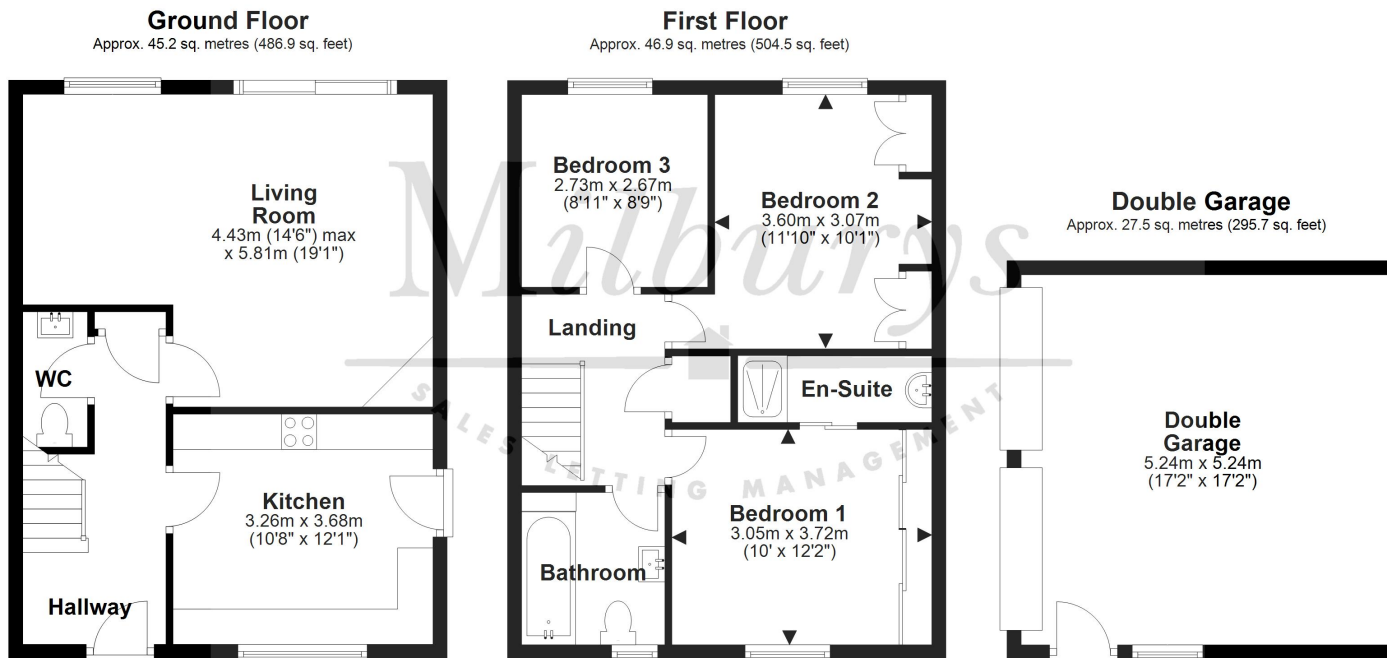
Milburys

SALES LETTING MANAGEMENT



'April Cottage', The Street, Olveston, South Gloucestershire, BS35 4DR

£440,000



Total area: approx. 119.6 sq. metres (1287.0 sq. feet)

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



'April Cottage', The Street, Olveston, South Gloucestershire BS35 4DR

A rare find! Come and view this delightful 'cottage style' end-terraced property in the heart of Olveston village. Offered with no onward chain, and suitable for all age groups. Village amenities are within easy reach and include Olveston Primary School, a general stores/Post Office, pub and church. A particular feature of this property is the double garage, with electric supply and side door from the garden. Vehicular access is via Denys Court and includes off-street parking too. Once inside you won't be disappointed! A welcoming entrance hall has a cloakroom at the far end, a useful storage/coat cupboard and access to the L shaped lounge/diner with patio doors to the garden - and an open fire (recently swept) for those chillier evenings. The newly fitted kitchen has a range of quality units and integrated appliances including a dishwasher, oven, hob and extractor fan. Continue up to the first floor where you will discover three generous bedrooms. Bedroom one has a range of fitted mirrored wardrobes and an en-suite shower room. Bedroom two is also a double room, fitted with bedroom furniture and bedroom three is a generous single, both with an aspect across the roof-tops behind, over open countryside towards the Prince Of Wales Bridge. All share the family bathroom with shower over the bath. Outside, a pedestrian side gate leads through a covered passage to the rear garden, ideal for wet weather. The west-facing garden is enclosed, with steps leading down to the double garage and parking area. Further benefits include gas central heating and double-glazing. Don't delay, make your viewing request today!

Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a village store/post office, a village pub, 'The White Hart' and an excellent primary school. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

Property Highlights, Accommodation & Services

- End Terraced 'Cottage Style' Property In The Heart Of The Village Offered With No Onward Chain!
- Walking Distance To Amenities Including Primary School, Pub, Church, General Stores And Post Office
- Double Garage And Off-Street Parking
- Enclosed West-Facing Garden, Access To Garage
- Newly Fitted Kitchen With Integrated Appliances
- L-Shaped Lounge/Dining Room With Open Fireplace
- Bedroom One With Mirrored Fitted Wardrobes And En-Suite Shower Room
- Two Further Bedrooms, One With Fitted Furniture, Generous Single Bedroom
- Family Bathroom With Shower, Ground Floor Cloakroom
- Gas Central Heating And Double Glazing

Directions

Travelling into the village from the direction of Tockington in a northerly direction, continue past the general store and April Cottage can be found on the left-hand side. Look out for our 'For Sale' board.

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

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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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