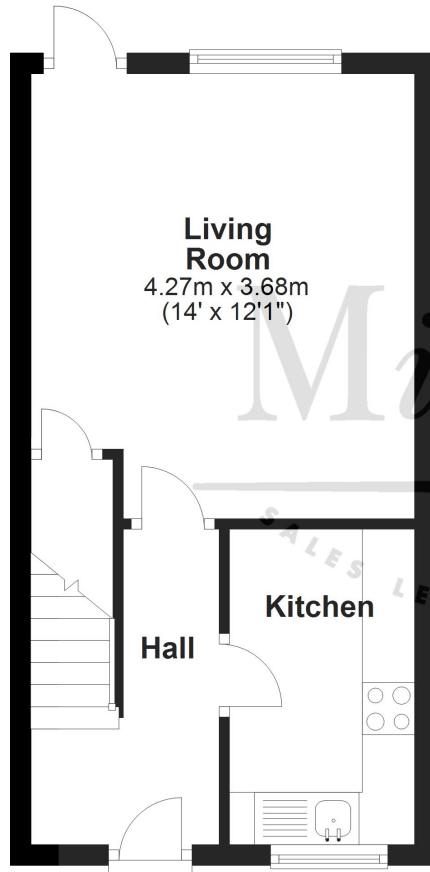




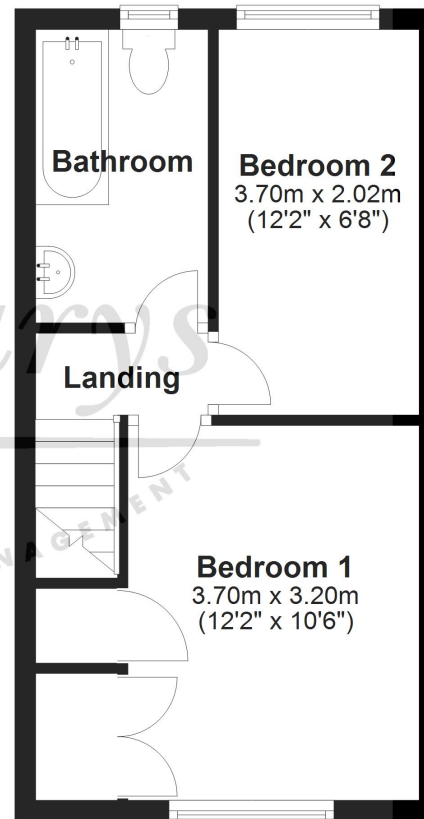
Ground Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



Total area: approx. 53.2 sq. metres (572.1 sq. feet)

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



46 Larkspur Close, Thornbury, South Gloucestershire BS35 1UQ

Calling all first time buyers, investors and downsizers! This two bedroom property has been beautifully refurbished from floor to ceiling, from new carpets and flooring to fresh paint on the walls. Ideally located on a much loved development close to local amenities including great primary schools and just a short stroll to Thornbury town centre. Entering through the welcoming hallway, to the right, the modern fitted kitchen with plenty of cabinets for storage and space for all of your appliances. Moving along to the lounge, bright and airy with a convenient under stairs storage cupboard and access to the enclosed rear garden. To the first floor, two bedrooms with the principal bedroom benefiting from built in wardrobes. The family bathroom offers shower over bath. Externally, the rear garden is of a great size laid mainly to lawn with patio perfect for alfresco dining in the warmer summer months. The property also comes with garage and parking. Please don't delay, book your tour today! NO 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.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Two Bedroom Terrace Property Newly Refurbished Throughout
- Principal Bedroom With Built In Wardrobe
- Modern Fitted Kitchen To The Front
- Spacious Lounge With Access To The Enclosed Rear Garden
- Clean And Fresh Family Bathroom With Shower Over Bath
- Garage And Parking
- Benefits Include Gas Central Heating & UPVC Double Glazing
- Close To Local Amenities And Primary Schools
- No Chain!!

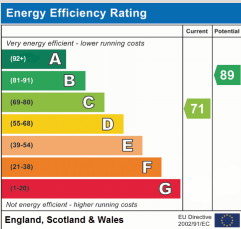
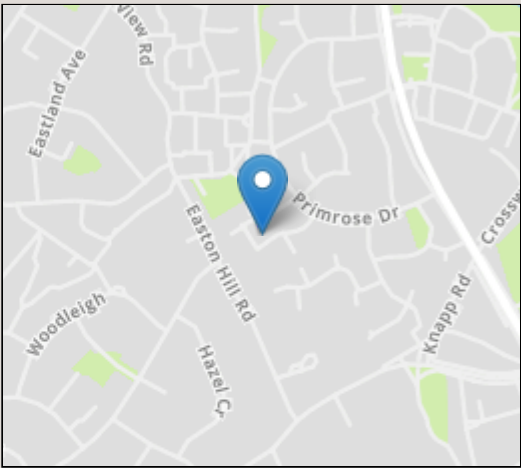
Directions

Entering Thornbury from the A38 at Grovesend, turn right at the roundabout onto Morton Way. Take the 5th left into Primrose Drive then 2nd left into Larkspur Close. No.46 can be found on your right hand side.

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

Tenure - Freehold

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



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