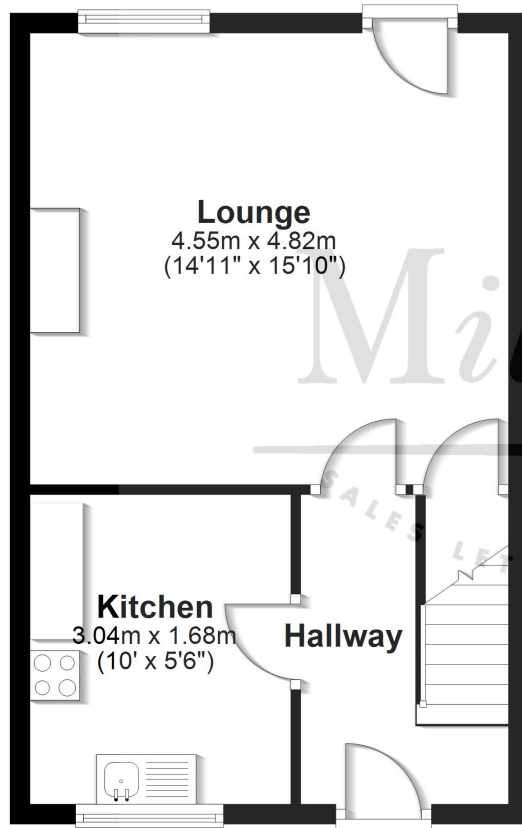




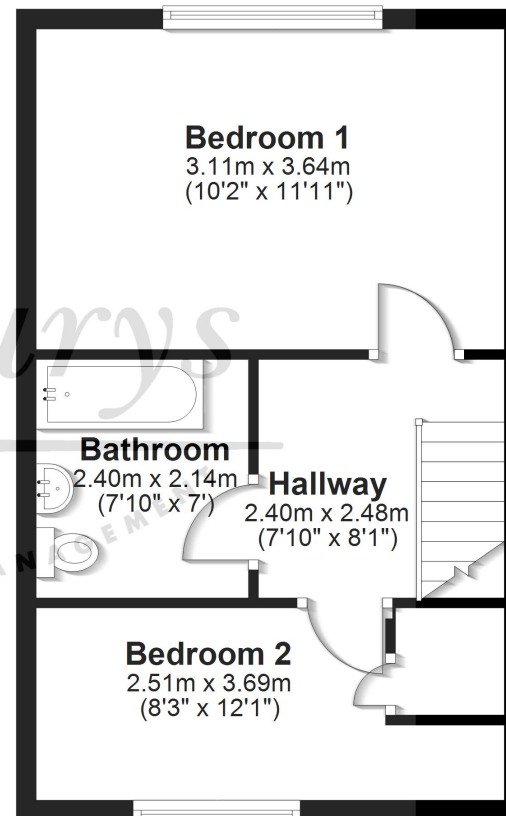
Ground Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 74.0 sq. metres (796.5 sq. feet)

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



30 Larkspur Close, Thornbury, South Gloucestershire BS35 1UQ

This delightful two-bedroom terraced home offers comfortable living in abundance! On the ground floor, you'll find a modern fitted kitchen with plenty of storage and space for appliances and welcoming living room, with access to a private garden through patio doors - filling the space with plenty of natural light. Upstairs and to your right, the first of the double bedrooms, a bright space that overlooks the established private garden. The modernised bathroom has been tastefully updated while still providing scope to add your own personal touches. To the front of the property, bedroom two benefits from generous windows that flood the room with light, along with useful built-in storage. Situated in a convenient location, the property also offers the bonus of off-street parking, accessed from the rear, with allocated spaces, ensuring certainty of parking. The property overall is ready for someone to put their own stamp on it or a great rental investment.

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. 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, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Garden and Parking
- Spacious Living Room
- Double-Glazing
- Gas Central Heating
- Close links to popular schools
- Updated Bathroom With Shower Over
- Private and Enclosed Garden, Easy Maintenance Lawn and Patio
- Principal Bedroom with Built in Wardrobe
- Clean And Fresh Family Bathroom with Shower Over Bath
- No Chain

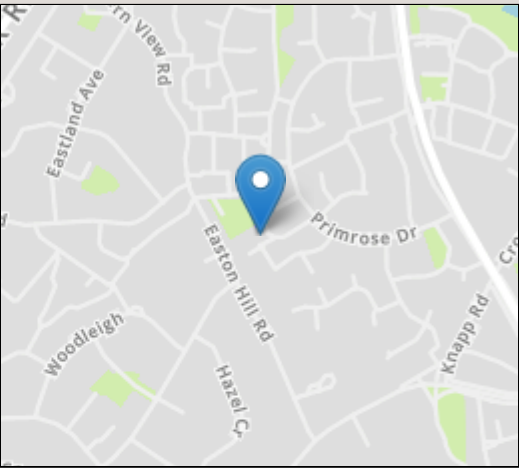
Directions

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.30 can be found straight ahead.

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

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 | 79 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-10) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

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