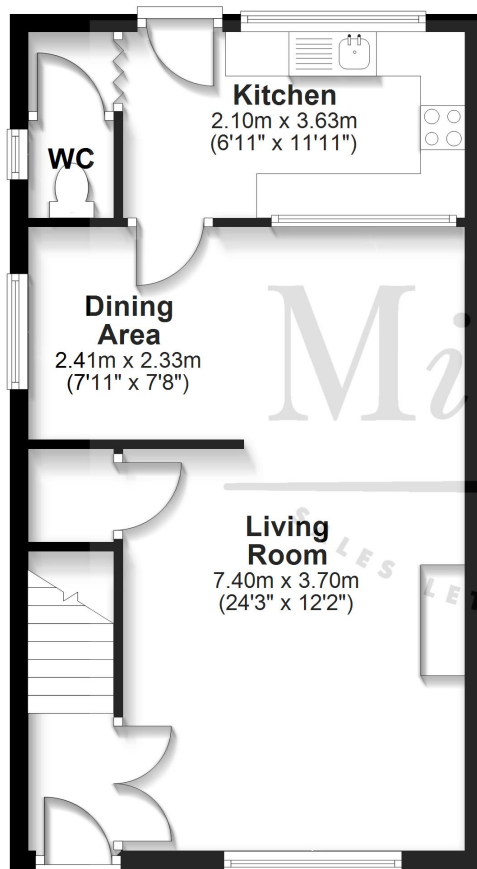




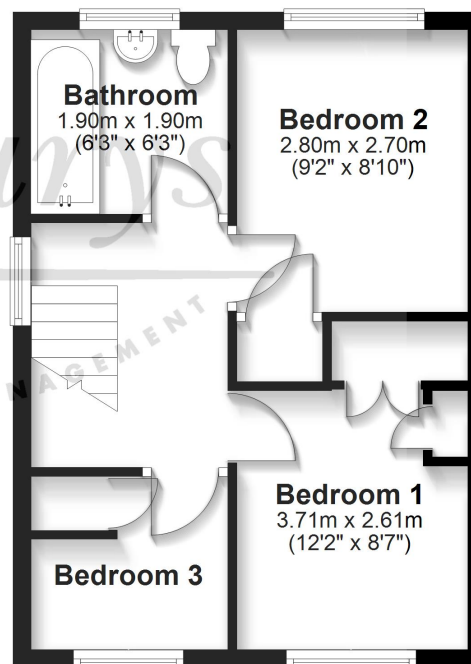
Ground Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.1 sq. feet)

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



5 Parkland Way, Thornbury, South Gloucestershire BS35 1SA

Cherished for many years by the current family is this well-loved semi-detached home, ready for new owners to bring their vision to life. Elevated from the road with views over to the Severn Estuary and on the popular Castle side of Thornbury, this property is a short stroll to Thornbury High Street and all its amenities. Stepping through front door into the hallway you are greeted with double doors into the generous living/dining room, with feature fireplace and window overlooking the green then leading on the extended kitchen, fitted with plenty of storage units and space for the essential appliances, WC and patio door to the garden. Upstairs you can find three bedrooms, two doubles and a single all with built in storage and a family bathroom with shower over bath. The enclosed rear garden feels private, surrounded by trees and laid mainly to lawn with a shed. The property also has benefits from a single garage tucked around the corner in a small block along with a parking space. Benefits include gas central heating and double glazing. If you are looking for a home to take on and truly make your own, in a fantastic location then this could be the one for you!

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

- Cherished For Many Years By The Current Owners
- Elevated From The Road With Views Over The Estuary On The Castle Side Of Thornbury
- Living/Dining Area With Plenty Of Space For Both Dining And Living Suite
- Extended Kitchen With Fitted Units And Space For Essential Appliances
- Three Bedrooms - Two Double And One Single All With Built In Storage
- Enclosed Rear Garden, Surrounded By Trees And Laid Mainly To Lawn
- Benefits Include Double Glazed Windows And Gas Central Heating
- WC And Patio Door To The Garden
- Family Bathroom With Shower over Bath And Vanity
- Single Garage And Off Street Parking Space

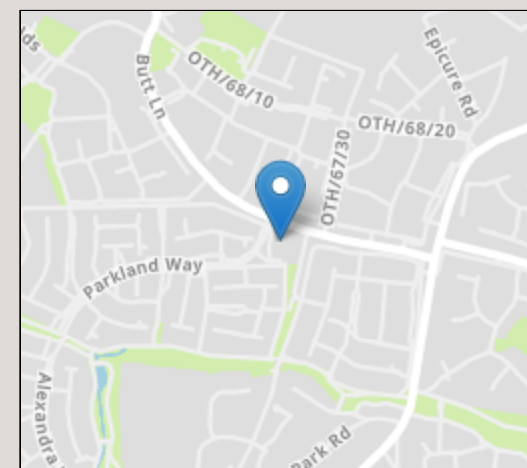
Directions

From the centre of Thornbury turn north onto the Gloucester Road from the mini roundabout at the bottom of the High Street. Just as Thornbury ends, turn left into Butt Lane, then take the second left into Parkland Way. No. 5 can be found on your immediate left hand side.

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

Tenure - Freehold

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



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