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TOWN & COUNTRY ESTATE AGENTS

3 Hawthorn Close, Thornbury, BRISTOL.BS35 1ED

A versatile and modernised 1960's semi-detached home situated in a cul de sac within 10 minutes of Thornbury High Street. No onward chain

Within 10 minutes of Thornbury High Street

to rear Further sitting room/ potential ground floor bedroom 3 bedrooms Luxurious shower room Double glazed with Gas CH rear garden Two off road parking spaces to front no onward chain

Large fitted kitchen/living room with bay French windows

Two further first floor double Delightful, enclosed and established EPC – D and Council Tax band B

Price Guide **£280,000**

Description

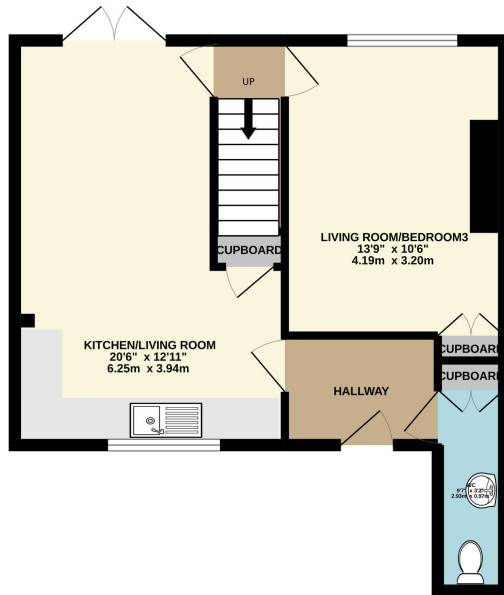
A versatile, two double bedroom semi-detached modern home set within a tucked away cul de sac within 10 mins of Thornbury High Street. Fabulous kitchen/living room and further sitting room /potential 3rd (ground floor) bedroom. Downstairs cloakroom and luxurious first floor shower room. Delightful enclosed, established and South-facing garden to rear, with two off road parking spaces to the front. The property is offered with no onward chain.

Situation

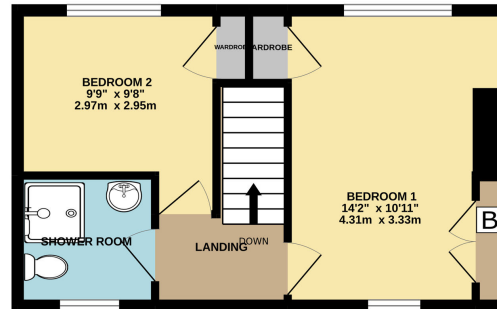
Thornbury is a charming and ancient market town to the north of Bristol on the A38 and the Almondsbury Interchange M4 (Junction 20) and M5 (Junction15) The town not only boasts excellent commuting links via the motorway network but also by rail from Bristol Parkway Station (Paddington/South Wales). The High Street is picturesque and



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



and offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include a leisure centre, a golf course and library, parks and sports grounds/clubs. Thornbury has a choice of local primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) which is situated on the edge of open countryside close to the original Thornbury Castle, (now a luxury country house hotel).

Directions

From Thornbury High Street head North towards Castle Street, turn right onto The Plain. Take the 1st exit on the roundabout onto The Gloucester Road (B4061). Turn right into Eastland Road, then turn left into North Road and right into Hawthorn Crescent. Take the first on the left and no 3 will be found on the right hand side.



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