



House 'To Let'

£1,695 PCM

Orchard Avenue, Thornbury



### KEY FEATURES

Three Bedroom - Semi -Detached - Newly Extended and Updated - Hallway With Fitted Under Stairs Cupboard- Lounge, Open Plan Kitchen/Dining Area - Integrated White Goods (Double Oven, Electric Hob, Washing Machine, American Fridge/Freezer, Washing Machine & Dishwasher) - Inner Hallway - Office/Bedroom Four - Ground Floor Shower Room - Integrated Garage - Three Bedrooms - Modern Bathroom With Bathroom - Double Glazing - Air Source Heat - Air Conditioning Units - Newly Laid Driveway With Parking & Electric Charger - Garden

**ERC - G - DEPOSIT £1955.00**

## Description

The accommodation is arranged over two floors and offers flexible living space throughout. The property has been renovated and extended to a high standard and briefly comprises: an entrance hallway with under-stairs storage, a front lounge, and an impressive open-plan extended family living area leading into the kitchen, which benefits from integrated appliances. There is an inner hallway providing access to a ground floor shower room, an office/bedroom four, and an integral door leading into the garage/storage area. Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with built-in wardrobes, along with a newly fitted family bathroom featuring a separate shower cubicle. Further benefits include double glazing, a heat pump, air-conditioning heating system. Externally, the property continues to impress with a recently updated driveway providing off-street parking and an electric car charging point, along with an enclosed rear garden.



## 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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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.castle.gloucs.sch.uk](http://www.castle.gloucs.sch.uk)) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.



## Local Authority & Council Tax

Council Tax Band - C



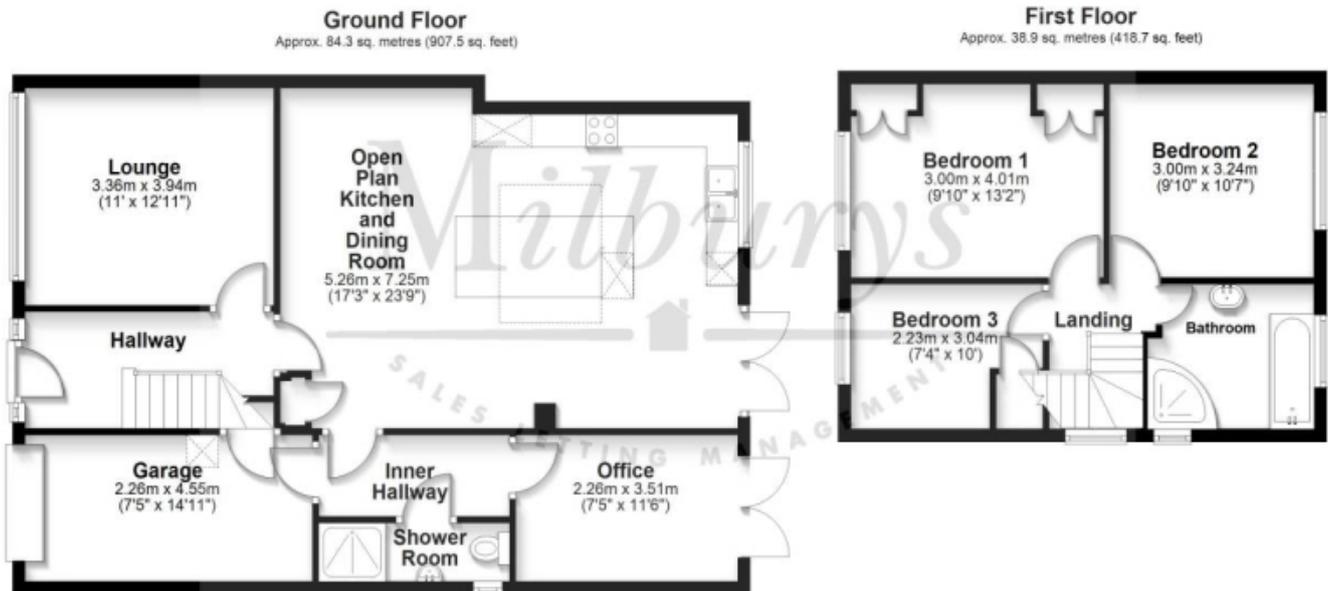
## Contact & Viewing

T: 01454 417336

w: [www.milburys.co.uk](http://www.milburys.co.uk)



## Floorplan



## Additional Photos



## Important Notice

Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide-angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)