

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- MODERNISED AND EXTENDED CHALET HOME
- OPEN PLAN LOUNGE/DINER/KITCHEN
- TWO GROUND FLOOR BEDROOMS/RECEPTIONS
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS ON FF
- LARGE FAMILY BATHROOM/SHOWER
- GARAGE AND GRAVEL DRIVEWAY
- GARDENS TO FRONT AND REAR
- EASY ACCESS TO BOTH BRISTOL AND GLOUCESTER. ALSO CLOSE TO BUS ROUTE
- NO CHAIN
- EPC TBA COUNCIL TAX 'D' FREEHOLD



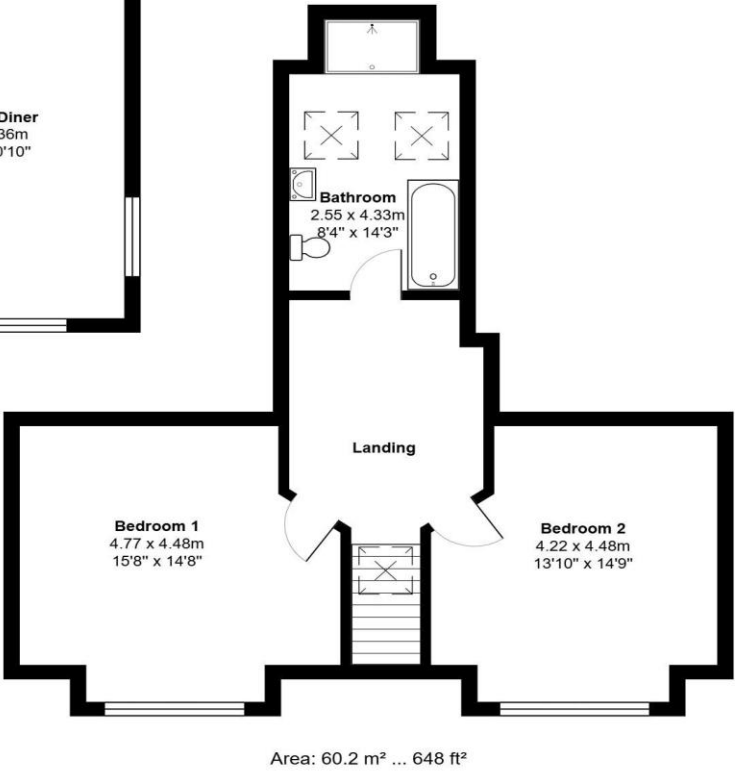
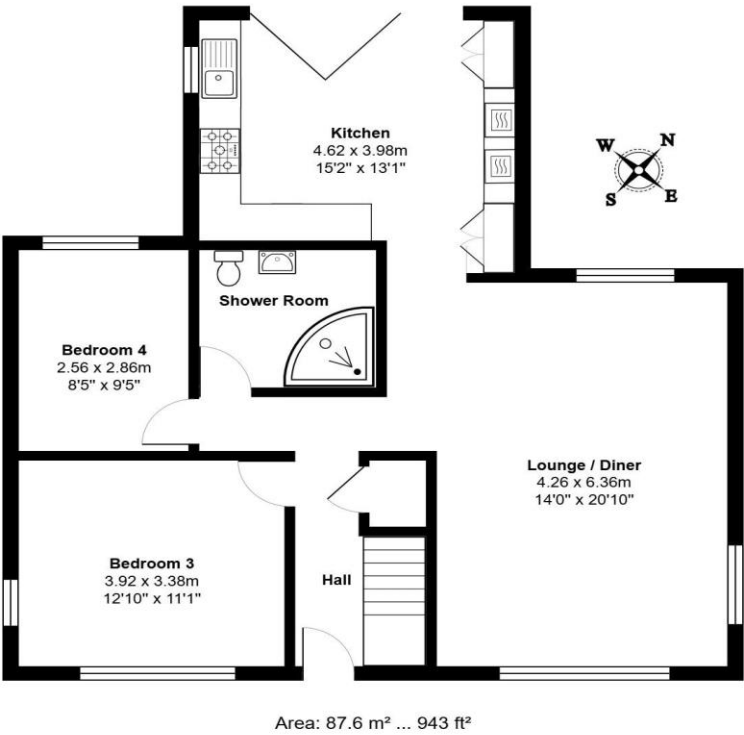
10 RUDGEWAY PARK
RUDGEWAY
BRISTOL
BS35 3RU

GUIDE PRICE £595,000

Situated in the sought after hamlet of Rudgeway, within easy access of both Bristol and Gloucester plus on the main Bus Route, is this Detached House which has just been Modernised and Extended to make a Superb Contemporary Home. On the Ground Floor there is an Open Plan Kitchen/Diner/Lounge, which is light and airy together with TWO further Ground Floor Bedrooms/Receptions and Shower Room. Upstairs there are TWO Double Bedrooms and very Spacious Bathroom with Walk in Shower. The property sits in gardens to the Front and Rear which has been seeded, plus access to both sides and there is a Detached Garage with Gravel Driveway. Gas Central Heating. Council Tax 'D' EPC TBC Freehold and Free. NO CHAIN

ALVESTON AND RUDGEWAY Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall.

THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, The Mundy Playing fields, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants





PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.



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