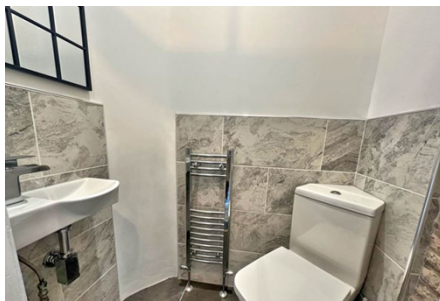


House 'To Let'  
**£1,395 PCM**  
High Street, Thornbury



### KEY FEATURES

Two Bedroom Attached Former Surgery - Newly Modernized - Entrance Porch - Cloakroom - Open Planning Living Space To Include Kitchen With Fitted White Goods (Built In Fridge & Freezer, Dishwasher, Washing Machine & Cooker/Hob) - Storage Space Under Stairs - Two Double Bedrooms (Both With Fitted Cupboards) - Beautifully Presented Bathroom With Shower Over Bath - Gas Central Heating - Part Double Glazing - Patio Area - Allocated Parking For Two Cars - EPC-TBC  
**EPC - [[EPCImages.EERImage.CurrentAsLetter]] - DEPOSIT £1609.00**



## Description

This stunning former surgery has been lovingly restored and extensively updated to provide modern living in the heart of Thornbury. The two storey Grade II listed property comprises entrance porch, cloakroom, open-plan living space with kitchen/dining/living area (white goods are included to include under counter fridge and freezer, dishwasher, washer/dryer & cooker/hob). The owners has made a fantastically designed understairs storage space (see marketing photos). Upstairs you have two double bedrooms with storage top box cupboards, the stunning bathroom has a bath with shower bath and under floor heating completed the first floor. This property is truly stunning! Outside you have a patio area and allocated parking for two cars. Available now for six months to long term. EPC -TBC



## Situation

The Old Surgery is located just off the High Street in Thornbury on the grounds of Park House and is accessed via a private road, adjacent to The White Lion public house. Thornbury is an attractive and popular market town situated in South Gloucestershire. Bristol city centre is approximately 15 miles to the south and Gloucester 27 miles to the north. The town benefits from excellent transport links via the A38 to both junction 14 and 16 of the M5, and in turn to the M4 motorway. Thornbury has a thriving high street with a range of retail shops, restaurants, pubs and cafés as well as local supermarket, all of which are in easy walking distance of the property.



## Local Authority & Council Tax

Council Tax Band - C



## Contact & Viewing

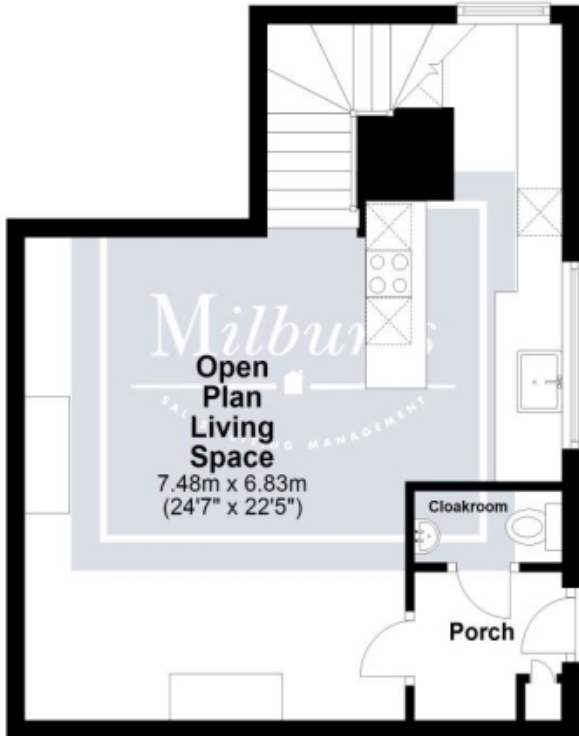
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## Floorplan

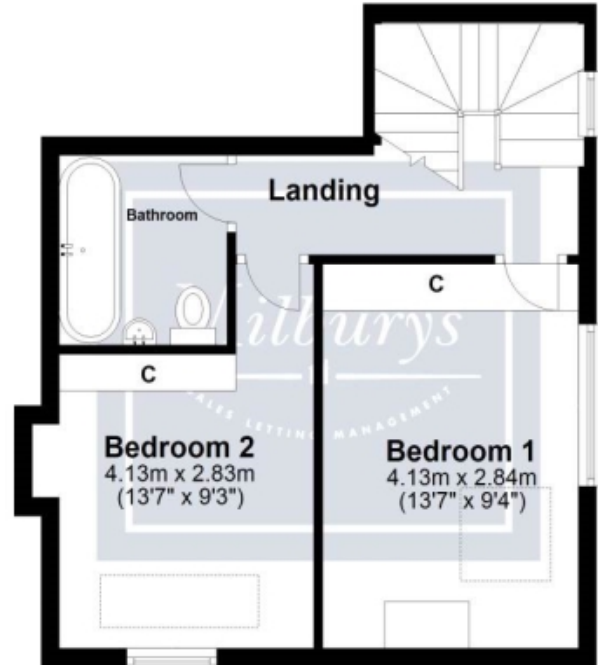
### Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



### First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



## 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)