



 **5**  
Bedrooms

 **2**  
Bathrooms







Avery Estate Agents are excited to present this large detached 4-bedroom property providing flexible accommodation with a detached annex to the rear. Situated within a prominent position in the middle of Milton, this striking house offers ideal family orientated living in the main residence and the opportunity for additional income or separate living quarters at the rear.

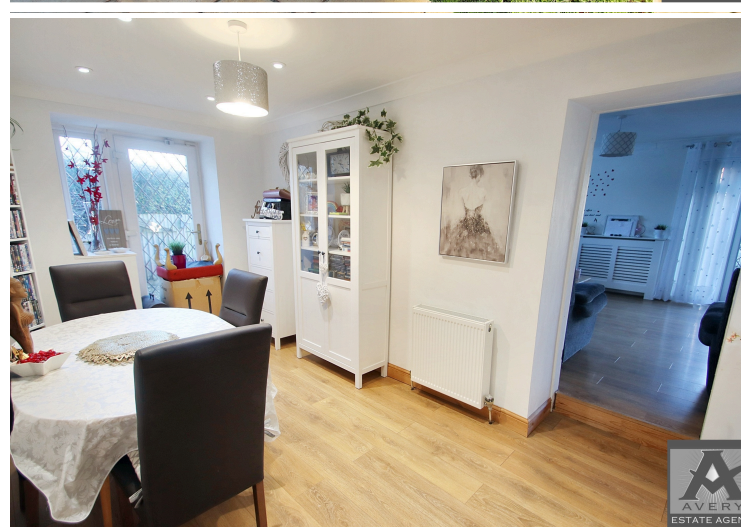
The main residence ground floor accommodation briefly comprises; entrance porch leading to a reception room / snug, office / snug, lounge, utility room, kitchen leading to a dining room and w/c and finally a bedroom / office space. Upstairs comprises 4 double bedrooms, one with an en-suite, family bathroom and walk in wardrobe. To the front of the property there is ample off-street parking and an enclosed garden at the rear with a garage and storage facilities. Additionally, the property benefits a detached annex to the rear with private access off Grove Road and ample parking for multiple cars. The annex briefly comprises 1 double bedroom, bathroom, kitchen and lounge. The attractive stone-built property is located in the heart of Milton on a level location, benefitting a host of local amenities - including local shops and newsagents, cafes and eateries. Additionally, its within catchment zones of multiple of highly regarded primary and secondary schools. There is an active bus route just a short walk away and Milton train station is ideal for commuters to Bristol and beyond.

This unique opportunity definitely requires an internal viewing to be truly appreciated.



- **5-Bedroom Detached House**
- **EPC Rating D**
- **Great Location**
- **Detached Annex**
- **N Som Council Tax Band D**
- **Opportunity For Additional Income**

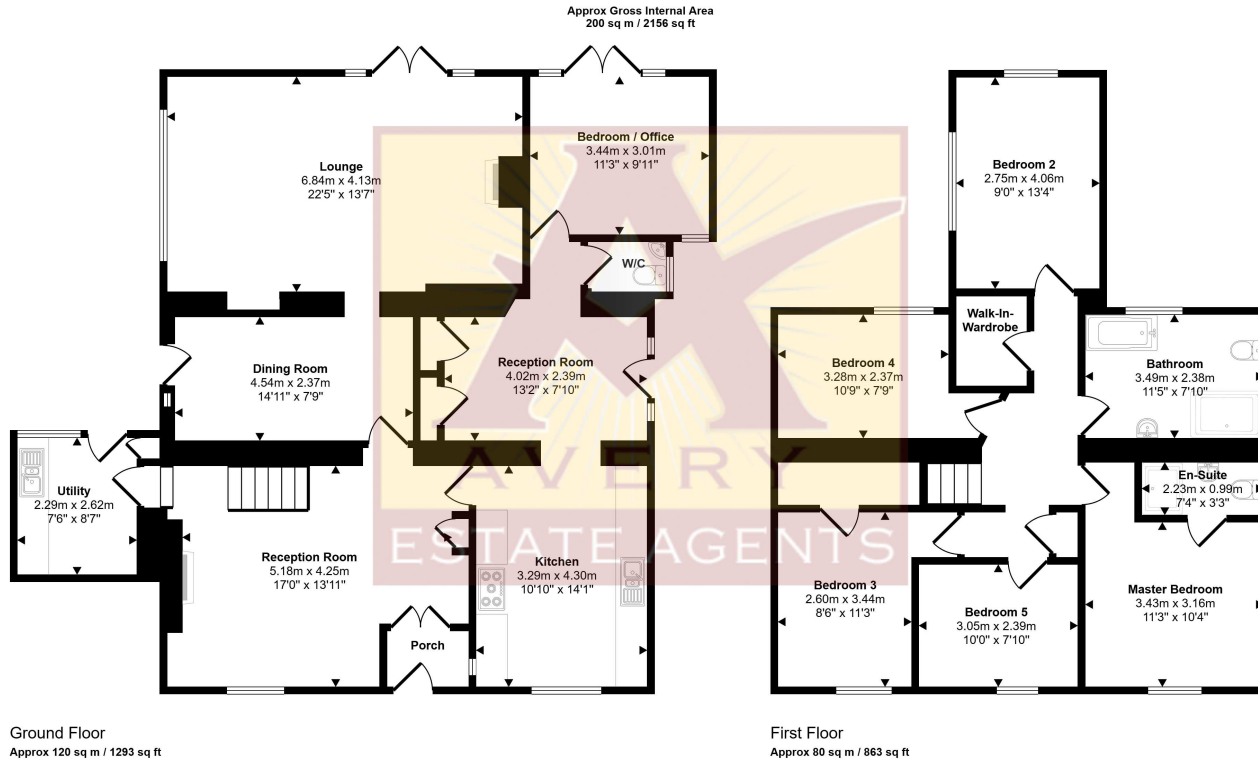












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Milton, BS22

