

**£250,000**  
**Osprey Park**  
Thornbury, BS35 1LY



## PROPERTY SUMMARY

This beautifully presented two bedroom terraced home is situated in a quiet cul-de-sac, offering both tranquility and convenience. The property features an entrance porch leading to a spacious living and dining area, ideal for relaxing or entertaining. A newly installed kitchen opens onto the rear garden, providing seamless indoor/outdoor living. Upstairs, there are two generous double bedrooms and a modern bathroom. The loft is accessible for additional storage.

The private rear garden is thoughtfully designed, with a new decking area perfect for entertaining, a well maintained lawn, and ample space for a potential studio. A rear access gate offers easy entry, and an allocated parking space at the front adds to the home's convenience. This property is ideal for those seeking a comfortable, stylish, and low maintenance lifestyle in a peaceful setting.

2



1

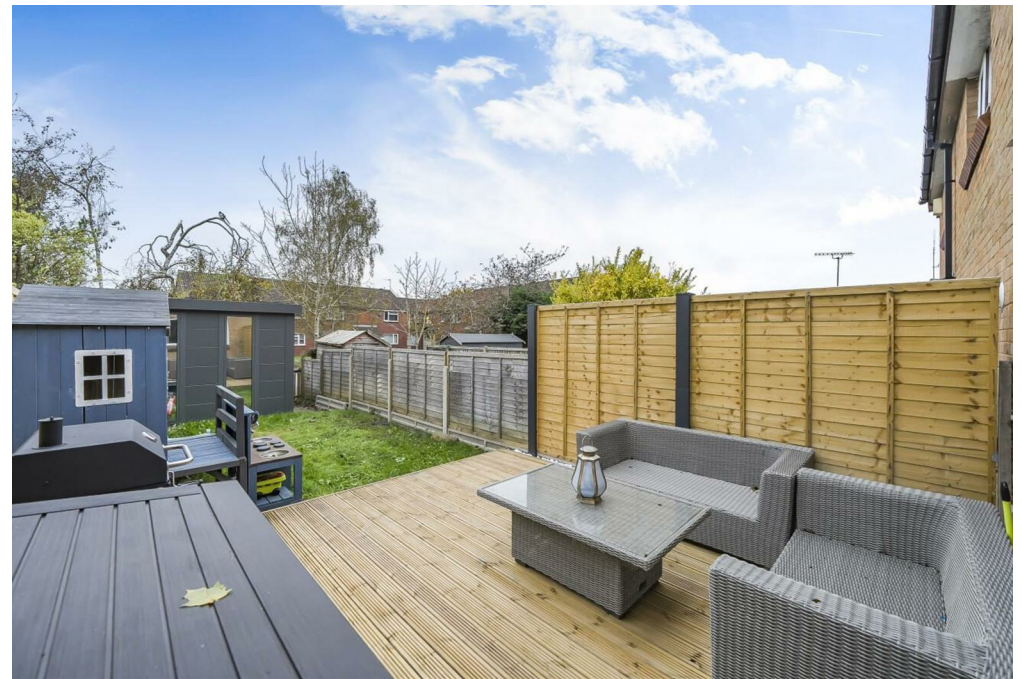


2









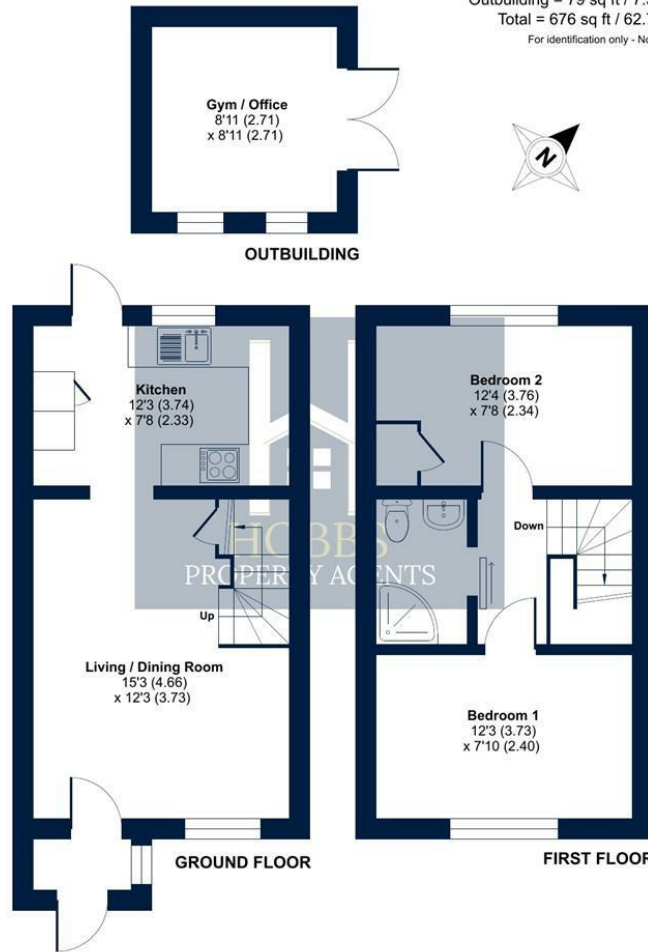




## Osprey Park, Thornbury, Bristol, BS35

Approximate Area = 597 sq ft / 55.4 sq m  
 Outbuilding = 79 sq ft / 7.3 sq m  
 Total = 676 sq ft / 62.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hobbs Property Agents Limited. REF: 1208120

**LOCAL AUTHORITY**  
 South Gloucestershire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 B

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

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