



£255,000

Osprey Park

Thornbury, BS35 1LY

PROPERTY SUMMARY

Step into an entrance porch leading into a cosy living room, featuring stairs rising to the first floor and ample space for relaxation. The kitchen is well equipped with a range of wall and base units, providing plenty of storage and space for your appliances. Adjacent to the kitchen, the conservatory offers an additional, sunlit living area, perfect for dining, lounging, or a home office setup.

Upstairs, you will find two generous double bedrooms, both well sized and filled with natural light. The family bathroom is practical and well maintained, offering a clean and comfortable space.

The rear garden is a delightful outdoor retreat, featuring a mix of patio and lawn, perfect for both relaxing and entertaining. There is convenient rear access, adding to the property's practical appeal. The home also benefits from a private driveway, with ample parking space for up to three cars. This property offers a wonderful opportunity for those seeking a move-in-ready home in a convenient location.

2



1



2





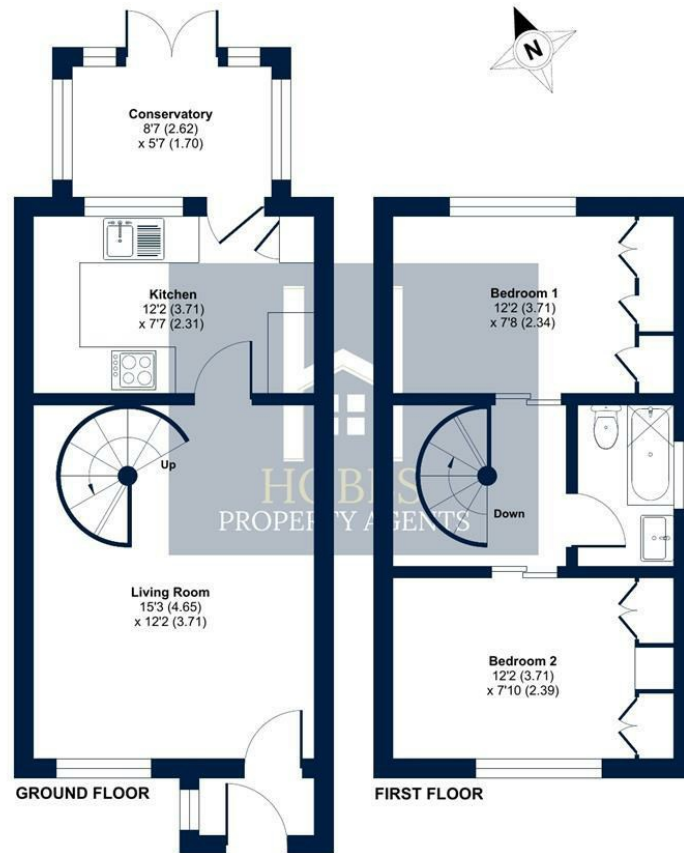




Osprey Park, Thornbury, Bristol, BS35

Approximate Area = 643 sq ft / 59.7 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). © richcom 2024. Produced for Hobbs Property Agents Limited. REF: 1214696

LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

01454 529 024

sales@hobbspropertyagents.co.uk