

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: +44 (0)1225 33332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: +44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

[cobbfarr.com](http://cobbfarr.com)

**COBB  
FARR**

Bath & Bradford on Avon

**COBB  
FARR**

Bath & Bradford on Avon

Residential Sales



**95 Woolley Street, Bradford-on-Avon, BA15 1AL**

Situated in the favoured Woolley area, a charming 2 bedroom, mid-terrace period cottage with private garden and useful stone built outbuilding.

Tenure: Freehold

£425,000

## Situation

No. 95 is situated in a tucked away position just off of Woolley Street. Bradford on Avon town centre is within a short walk and there are many amenities and facilities to include a wide range of individual shops, including post office, jewellers, delicatessen, florist and bakery. There are also other facilities in the town to include library, public swimming pool and train station giving direct access to the cities of Bath, Bristol and Salisbury.

The city of Bath is approximately 7 miles distant and provides a complete range of retail outlets together with other amenities to include a number of fine restaurants and wine bars, the Theatre Royal, excellent sporting facilities and also a main line railway station providing direct access to the city of Bristol and London Paddington.

## Description

### Ground Floor

Partially glazed stable style front door leading to:-

Reception Room being dual aspect to front and rear with double glazed, wooden framed windows, panelled oak door to:-

Kitchen with a range of cream floor units having wooden work tops incorporating Belfast sink with mixer tap, space and plumbing for dishwasher, space for fridge, integrated Bosch oven with gas hob over, tiled splashback, rear aspect window, downlights, larder cupboard with shelving, doors to living room and bathroom, double doors to understairs storage area with space and plumbing for washing machine.

Bathroom with WC, wash hand basin, bath with electric power shower over, part tiled walls, obscure glazed wooden framed window, electric wall light, radiator.

Living room with large front aspect picture window overlooking the level garden, fireplace with stone hearth and oak mantle, side door to courtyard seating area, stairs rising to:-

### First Floor

Landing with airing cupboard housing gas fired Worcester boiler providing domestic hot water and central heating, access to loft space.

Bedroom 1 being dual aspect to front and rear, recessed cupboards, window seat with storage space.

Bedroom 2 being dual aspect to front and rear, access to loft space.

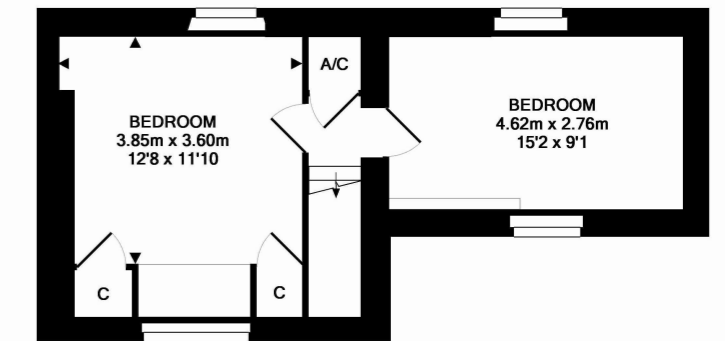
### Externally

To the front of the property, across a footpath leading to the neighbouring properties, there is a level lawned garden with planted with mature shrubs and roses. There is a useful stone built outbuilding with double doors, window overlooking the garden and an outside WC, plus a further storage shed.

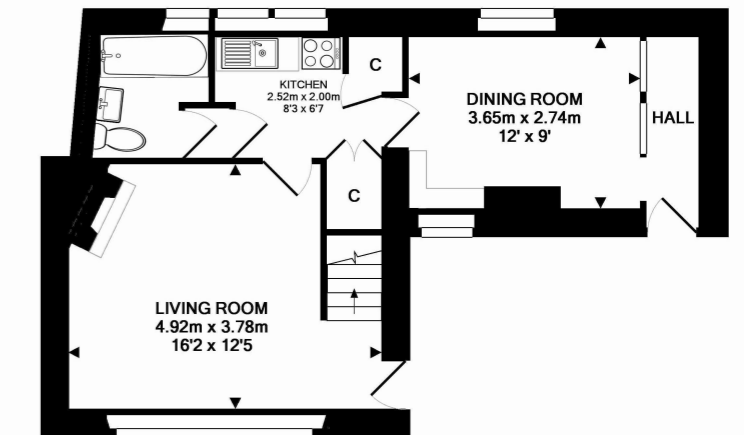
## Key Features

- Charming period cottage
- 2 bedrooms
- 2 reception rooms
- Garden with stone built outbuilding
- Favoured Woolley Street area
- No onward chain

## Floor Plan



1ST FLOOR  
APPROX. FLOOR  
AREA 34.5 SQ.M.  
(371 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 42.9 SQ.M.  
(462 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.3 SQ.M. (833 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2014

## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band C – £1,951.35

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.