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Residential Sales



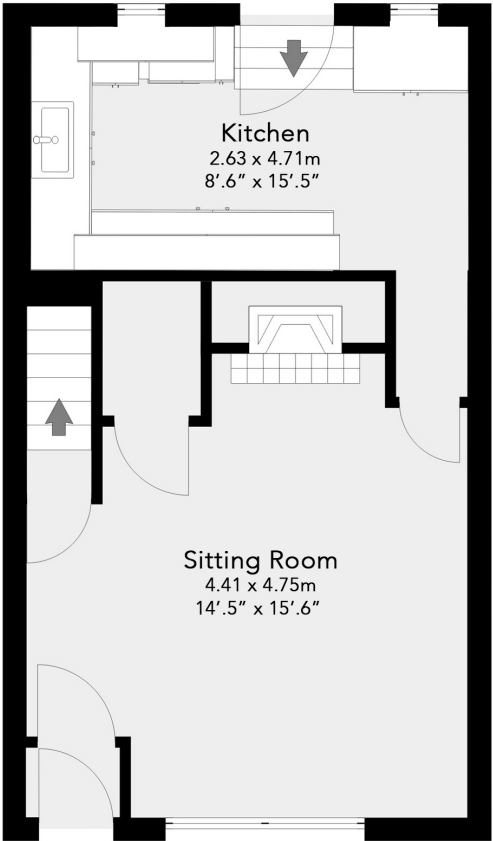
56 Newtown, Bradford on Avon



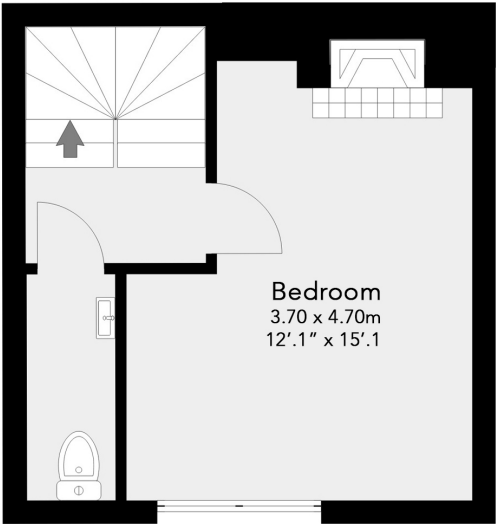
Floor Plan



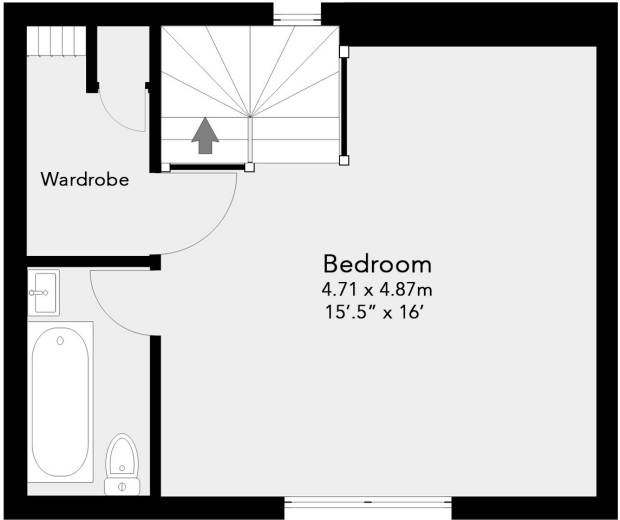
56 Newtown, Bradford on Avon, BA15 1NG



Ground Floor



First Floor



2nd Floor

Total Floor Area
(approx)
90 Sqm
969 Sqft

56 Newtown
Bradford on Avon
BA15 1NG

Enjoying an elevated position with views across the town and countryside beyond, this generously proportioned 2 bedroom weaver’s cottage with courtyard garden is offered with no onward chain.

Tenure: Leasehold

£425,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Situation

Newtown is situated in an elevated position affording wonderful views of the town and countryside beyond. Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

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 D – £2,559.95

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Description

Situated in an elevated position enjoying glorious views, yet just a short walk from the town centre, this Grade II listed property has spacious accommodation arranged over 3 floors and is offered to the market with no onward chain.

Upon entering, you are welcomed into a characterful living room featuring exposed beams and a striking inglenook fireplace. The kitchen/diner has a vaulted ceiling with exposed timbers and a range of integrated appliances, a partially glazed, stable style door gives access to the courtyard garden.

The first floor offers a spacious bedroom and a separate WC and the second floor provides a further double bedroom with walk-in wardrobe/dressing area and an en suite bathroom.

Externally, the private rear courtyard is arranged over two levels, offering an ideal space for entertaining or relaxing, and includes a useful storage shed.

Accommodation

Ground Floor

Entrance Hall

With partially glazed front door, matt well, wood flooring, exposed stonework, door to:-

Living Room

With wood flooring, feature inglenook fireplace, exposed timbers, part wood panelled walls, front aspect window, window seat, radiator, understairs cupboard.

Kitchen

With original flagstone flooring and raised wood flooring, exposed timbers, radiator, vaulted ceiling, rear aspect windows and Velux windows, a range of floor and wall mounted units with granite worktops incorporating stainless sink with mixer tap and drainer, integrated appliances include: oven, 5 ring induction hob having extractor over, fridge/freezer, dishwasher and washing machine, gas fired boiler providing domestic hot water and central heating, steps up to partially glazed stable style door to rear garden.

Landing

Landing

With wood flooring.

Separate WC

With wood flooring, WC, vanity unit having inset wash hand basin, heated towel rail.

Bedroom 2

With wood flooring, feature cast iron fireplace with hearth, exposed timbers, radiator, front aspect window.

Second Floor

Bedroom 1

With wood flooring, 3 radiators, front aspect window with deep wooden cill, walk-in wardrobe/dressing room with airing cupboard and shelving.

En suite

With wood flooring, tiled walls, WC, vanity unit having inset wash hand basin, bath with shower over, heated towel rail, extractor fan.

Externally

Garden

The property is approached via a wrought iron pedestrian gate set into a stone wall enclosing the gravelled and paved front garden.

The garden to the rear of the property is well enclosed by stone walling and wood fencing offering a good degree of privacy. It is predominantly paved with raised beds having mature plants and shrubs. In addition, there is a useful stone built shed.

