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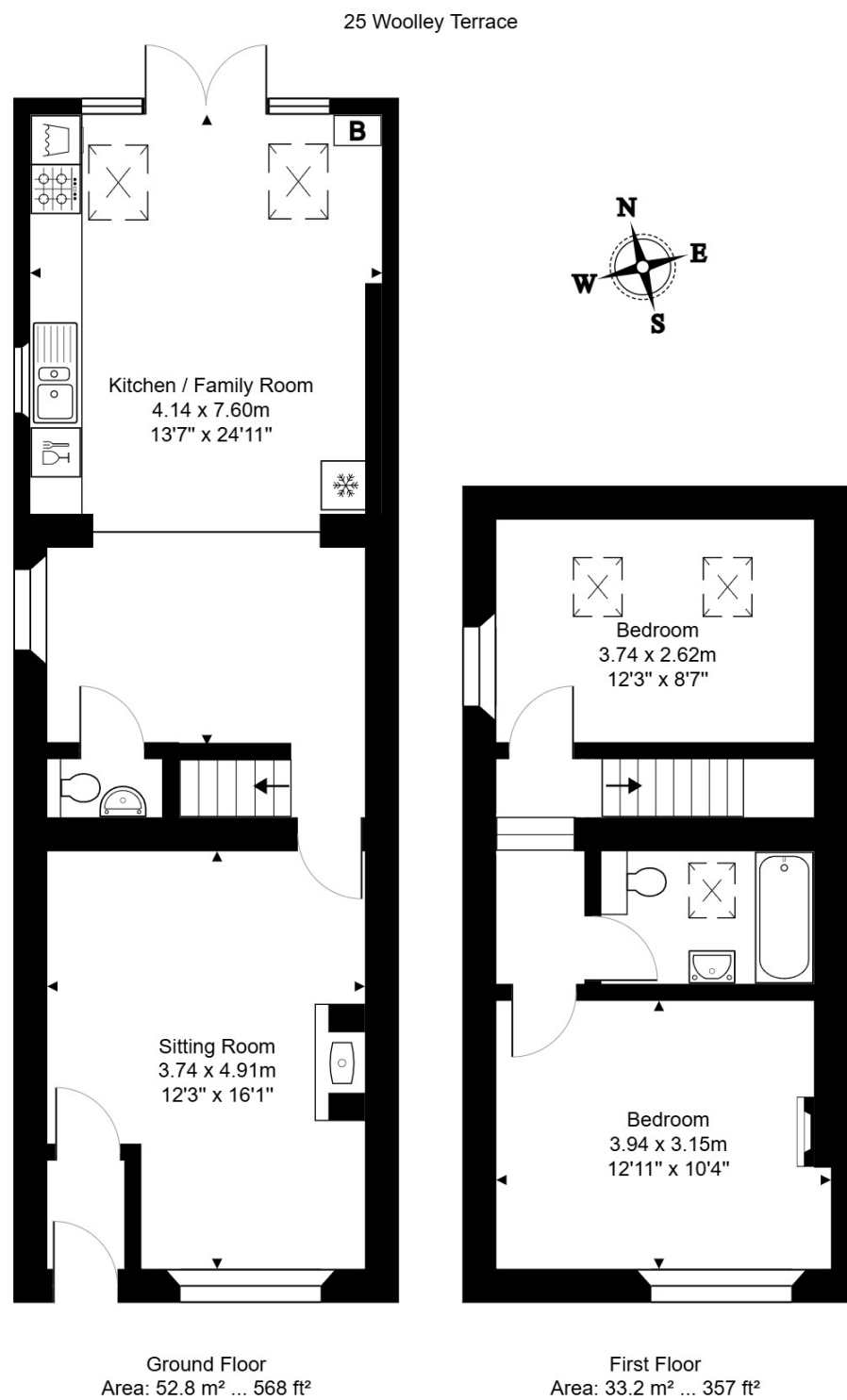
Bath & Bradford on Avon

Residential Sales



Woolley Terrace, Bradford on Avon





25 Woolley Terrace
Bradford-on-Avon
BA15 1AY

A simply charming, 2 bedroom mid-terrace Georgian cottage retaining a wealth of period features with light and airy accommodation and private garden. Situated within the favoured Woolley area of the town and offered with no onward chain.

Tenure: Freehold

£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.
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Situation

Woolley Terrace is situated within a short walk of Bradford on Avon town centre offering many amenities and facilities including a wide range of individual shops, post office, jewellers, delicatessen, florist and bakery. There are also other facilities in Bradford on Avon to a include library, indoor public swimming pool, train station giving direct access to the city of Bath and to London Waterloo.

The city of Bath itself 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

A superb example of a 2 bedroom Georgian cottage. The accommodation proportions are excellent and original features including fireplaces, flagstone flooring and exposed timbers, can be found throughout.

Upon entering the property, the entrance hall and leads to the comfortable sitting room with woodburning stove and exposed timbers. To the rear of the property is the extended kitchen/dining/living area, a superb light filled space with an excellent range of kitchen units, built-in appliances and ample space for a dining table and sofa. The property further benefits from a cloakroom.

From the kitchen, French doors lead to the wonderful rear garden, with areas of lawn, stone terrace and productive vegetable garden with numerous fruit trees.

At first floor level, the property offers 2 double bedrooms and a well appointed bathroom.

No. 25 Woolley Terrace is a wonderful, attractive property which has been lovingly maintained to provide comfortable accommodation.

Cobb Farr highly recommend a viewing of this cottage, offered with no onward chain.

Accommodation

Ground Floor

Entrance Hall

Accessed via solid wood front door, high level meter cupboard, coat hooks, mat well, partially glazed door to:-

Sitting Room

With front aspect window having exposed stone work and wooden lintel over, fireplace housing woodburning stove with slate hearth, radiator.

Inner Hall

With stairs rising to first floor, wood panelling to stairwell.

Open Plan Kitchen/Dining/Living Room

Kitchen/Dining Area

With a range of floor and wall mounted units having wooden work surface areas incorporating ceramic sink and drainer with mixer tap, integrated appliances include; 4 ring gas hob with extractor over, double oven, Neff microwave, dishwasher, Miele washing machine. French doors to rear garden with glazed panels to either side, 2 Velux windows, cupboard housing gas fired boiler providing domestic hot water and central heating, side aspect obscure glazed window, tiled flooring, step down to:-

Living Area

With original flagstone flooring, downlighting, side aspect obscure glazed window, door to:-

Cloakroom

With WC, wash hand basin, original flagstone flooring, understairs cupboard.

First Floor

Landing

With doors leading to bedrooms 1 and 2 and family bathroom, access to loft space, built-in bookshelves.

Bedroom 1

With front aspect window, exposed floorboards, feature fireplace with wood surround and cast iron grate, exposed timbers, radiator.

Bathroom

With Velux window, panelled bath with glazed shower screen and wall mounted shower over, vanity unit having inset wash hand basin, concealed cistern WC, wall mounted storage units, exposed timbers, fully tiled walls, ladder style radiator.

Bedroom 2

With 2 Velux windows and 1 side aspect window, exposed timbers, spotlight, radiator.



Externally

Garden

The property is approached via a wrought iron pedestrian gate leading to the front garden which is predominantly paved with mature shrubs and hedging.

Accessed from the kitchen, the rear garden is delightful. A stone paved terrace offers space for al fresco dining and entertaining and leads to a level garden area which is predominantly laid to level lawn with well stocked cottage style borders, various fruit trees including an Asian pear, medlar apple and greengage.

A picket fence with rose covered arch and gate leads through to a vegetable garden and an area of hardstanding housing the garden shed and log store. A pedestrian gate to the rear of the garden provides access to Woolley Close.

General Information

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

Heating: : Gas fired central heating

Council Tax Band: :Band C – £2,275.51

Local Authority: Wiltshire Council

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