



7 Belcombe Place Bradford on Avon BA15 1NA

An attractive 3 bedroom period property situated in the sought after area of Belcombe offering wonderful views and ample parking.

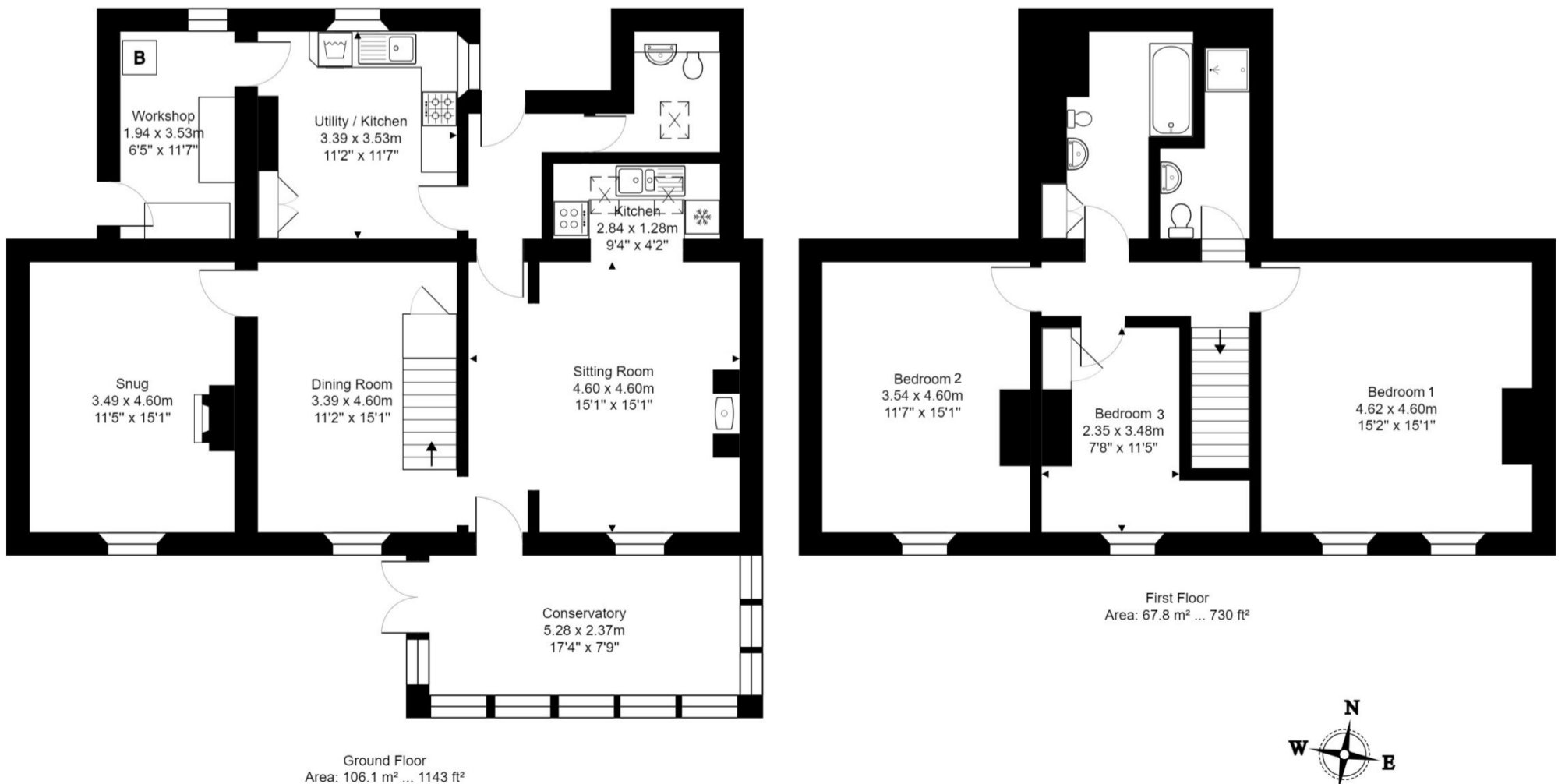
Tenure: Freehold

£700,000

Property Features

- Period property
- Garage, carport and ample parking
- Wonderful southerly views
- 3 bedrooms
- 2 bathrooms
- Open plan kitchen/family room
- Scope for improvement
- No onward chain

7 Belcombe Place



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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Accommodation

Ground Floor

Entrance Hall

Accessed via partially glazed front door with rear aspect window, radiator, tiled flooring.

Cloakroom

With tiled flooring, obscure glazed rear aspect window and velux window, WC, vanity unit having inset, radiator.

Utility Room

With rear aspect windows, range of floor or wall mounted units, having worksurface incorporating sink and drainer, space and plumbing for washing machine, built-in cupboard with shelving, 4 ring gas hob, exposed and painted stonework, exposed timbers, radiator, door to:-

Workshop

With painted floorboards, side aspect window, door to courtyard, high ceiling, exposed stone walls, range of floor and wall mounted units, gas fired boiler providing domestic hot water and central heating.

Kitchen/Sitting Room

With a range of wooden floor and wall mounted units having granite worktops incorporating 1½ bowl stainless steel sink, induction hob, double oven, integrated fridge, wood flooring, 2 velux windows, south aspect window, fireplace with inset gas fire and decorative mantle, decorative arch to reception room, partially glazed door:-

Conservatory

Being glazed to 3 sides with polycarbonate roof, partially obscured glass French doors to terrace, tiled flooring.

Dining Room

With south aspect window, radiator, wood flooring, stairs rising to first floor, decorative wood panelling.

Snug

With south aspect window, handsome stone fireplace having inset electric fire and stone surround, radiator.

First Floor

Landing

With access to loft space.

Bedroom 1

Having 2 south aspect windows with views towards Barton Farm Country Park and beyond, radiator.

Bedroom 2

With south aspect window enjoying views over the town towards Westbury White Horse, radiator.

Bedroom 3

With south aspect window with views over the garden, radiator. recessed tongue and groove wardrobe, cupboard over the stairs.

Bathroom

With WC, wash hand basin, bath having telephone style taps and shower over, glazed shower screen, obscured rear aspect window, recessed cupboard, radiator.

Shower Room

With WC, wash hand basin, shower cubicle having Myra shower, partially tiled walls, ladder style radiator.

Externally

Garden, Garage and Carport

The property is approached via a brick block paved parking area which gives access to the detached single garage and carport.

Stone steps with a wrought iron handrail lead up the the delightful, well stocked terraced garden and south facing paved patio ideal for taking in the views and al fresco dining.



Situation

Situated in an enviable position on the northern slopes of the town, 7 Belcombe Place enjoys panoramic views towards Salisbury Plain and only a short walk to the town centre. 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.

Description

No. 7 Belcombe Place is an attractive stone built property situated in a sought after position enjoying panoramic views across the town towards Salisbury Plain.

The property offers ample off street parking, garage, carport and a delightful well stocked garden.

The accommodation is arranged over 2 floors and briefly comprises of 2 reception rooms, pen plan kitchen/family room, conservatory, utility, cloakroom, 3 bedrooms, bathroom and separate shower room.

The ground floor retains many period features and has scope for improvement.

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 E - £2,976.24

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