



Riverside House
Bridge Street
Bradford-on-Avon
BA15 1BY

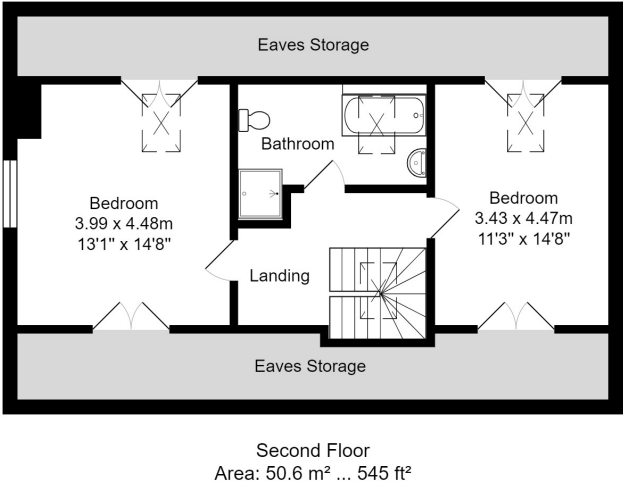
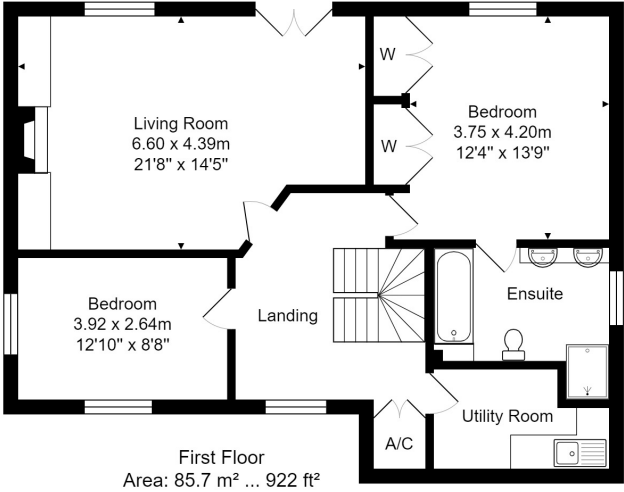
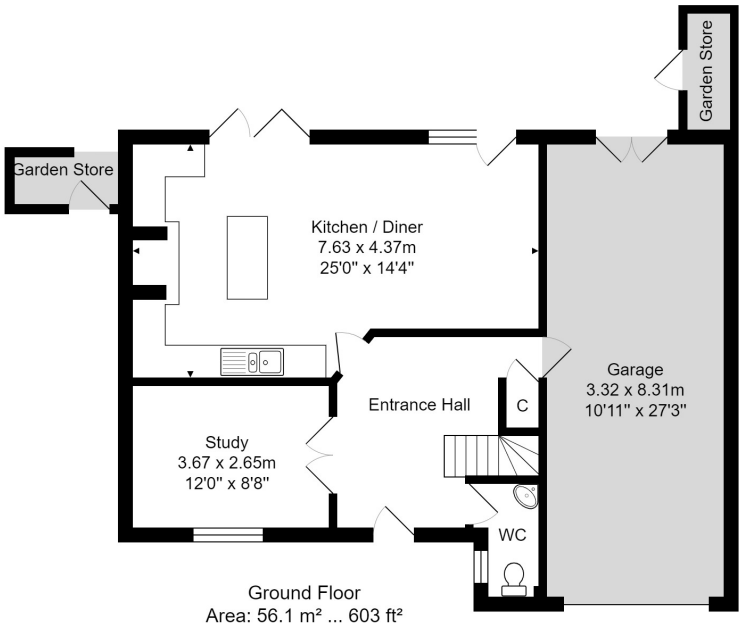
Situated in a quiet, riverside position in the heart of Bradford on Avon, a spacious 4 bedrooms detached house with private terrace and tandem garage.

Property Features

- 4 double bedrooms
- En suite facilities
- Spacious kitchen/diner with River views
- Study/snug
- Tandem garage
- Level walk to town centre

Tenure: Freehold

£825,000



Total Area: 192.4 m² ... 2071 ft² (excluding garage, garden stores, eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Accommodation

Ground Floor

Entrance Hall

Accessed via partially obscure glazed front door with wood flooring decorative coving, radiator, stairs rising to first floor, understairs cupboard, door to cloakroom, partially glazed double doors to study, kitchen/diner and tandem garage.

Cloakroom

With WC, vanity unit with inset wash hand basin and mixer tap, radiator, wooden flooring extract fan, wall light, side aspect sash window.

Study

With front aspect sash window, radiator, decorative coving.

Kitchen/Diner/Family Room

With a range of floor and wall mounted units having extensive worksurface area incorporating 1½ bowl stainless steel sinks and drainer, tiled splashback, fridge/freezer, integrated dishwasher, space for range cooker with extractor fan over, matching island unit with breakfast bar, downlighting, decorative coving tiled flooring, rear aspect bi-fold doors to terrace, further glazed door to terrace, rear aspect sash window, double panelled radiators.

First Floor

Landing

With front aspect sash window, decorative coving, airing cupboard housing Megaflo hot water cylinder and slatted shelving, stairs rising to second floor, doors to utility room and bedrooms 1 and 2, partially glazed double doors to living room.

Utility Room

With front aspect sash window, range of floor and wall mounted units with worktop incorporation stainless steel sink, tiled splashback, gas fired boiler providing domestic hot water and central heating, radiator, space and plumbing for washing machine, space for tumble dryer.

Living Room

With rear aspect sash window enjoying views over the river, rear aspect French doors with Juliette balcony, fireplace with inset gas fired and Bath stone hearth, 2 radiators, wall lights, recessed shelving and cupboards, decorative coving.

Bedroom 1

With rear aspect window, 2 built-in double wardrobes, decorative coving, radiator, door to:-

En Suite Bathroom

With WC, vanity unit with twin inset wash hand basin having mixer taps, bath, fully tiled shower cubicle with glazed door and chrome attachments, downlighting, extractor fan, side aspect obscure glazed window, chrome ladder style radiator.

Bedroom 2

Being dual aspect to front and side with sash windows, decorative coving, radiator.

Second Floor

Landing

With Velux window, radiator, downlighting, access to loft space, doors to family bathroom and bedrooms 3 and 4.

Bedroom 3

Being dual aspect with Velux window to rear and sash window to side, downlighting eaves storage, radiator.

Bedroom 4

With rear aspect Velux window, radiator, downlighting, eaves storage.

Family Bathroom

With rear aspect Velux window, WC, wash hand basin, bath with mixer tap, separate fully tiled shower with glazed door and chrome attachments, extractor fan, downlighting, wall lights, shaver point, radiator with heated towel rail.

Externally

Garden and Garage

The property is approached through a wrought iron pedestrian gate set into a low level wall with iron railings over. A paved path leads to the front door.

A wooden gate to the side of the property opens to a storage area for bins etc and leads to a further gate opening to the paved rear terrace.

The terrace enjoys a pleasant aspect overlooking the River Avon with open, wooden fencing, mature shrubs including camelia and hydrangea. Steps with a wrought iron hand rail lead down to the river. There is in addition a decorative store with power and lighting.

Tandem Garage

With electric roller door, French doors to rear garden, work bench, shelving, strip lighting and power.



Situation

Riverside House is situated on the banks of the River Avon in a central yet quiet position within the town. 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

Riverside House is an attractive, detached property with spacious well presented accommodation arranged over 3 floors.

The property has a delightful, private terrace with river views and steps leading down to riverbank. The integral tandem garage provides parking with electrically operated doors, workbench and French doors to the terrace.

The house has a light and airy feel throughout and has recently been redecorated and recarpeted. The spacious entrance hall leads to the well appointed kitchen/dining family room with 2 sets of glazed doors giving access to the rear terrace and an island unit with breakfast bar, a front aspect study/snug and a cloakroom.

The first floor provides a wonderful living room with French doors and Juliette balcony enjoying views over the river, a useful utility room and 2 bedrooms. Bedroom 1 benefits from built-in double wardrobes and an en suite bathroom.

The second floor gives 2 further double bedrooms with eaves storage and the family bathroom.

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 G – £3,852.02

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