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Residential Sales



## 2 Northleigh, Bradford-on-Avon, BA15 2RG

An attractive detached bungalow set in a substantial plot with ample parking and garage, situated on the favoured Bath side of the town.

Tenure: Freehold

£550,000



## Situation

2 Northleigh is situated on the outskirts of the town with easy access to both open countryside and the town itself. 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

Porch accessed via partially glazed door, glazed to 2 sides, exposed stone wall obscure, glazed door with glazed side panel leading into:-

Entrance Hall with access to loft space, linen cupboard with slatted shelves.

Living Room being triple aspect to front and both sides, radiators, stone fireplace with inset gas fire and stone hearth.

Kitchen with a range of floor and wall mounted units having work top incorporating stainless steel sink with drainer and mixer tap, tiled splashback, space and plumbing for washing machine, space for cooker, space for fridge/freezer, spotlights, rear aspect window, obscure glazed door to garden, floor-standing gas fired boiler providing domestic hot water and central heating.

Bedroom 1 with front aspect window, range of built-in wardrobes, bedside cabinets and drawers, radiator.

Bathroom with WC, wash hand basin, bath with shower over, partially tiled walls, side aspect obscure glazed window, radiator, extractor fan.

Dining Room with radiator, wall lights, coving, sliding doors to

Garden/Family Room with sliding doors to garden, window, radiator, coving.

Bedroom 2 with 2 side aspect windows, radiator, recessed wardrobe.

Bedroom 3 with rear aspect window, radiator, recessed wardrobe.

Study with 2 rear aspect windows, shelving.

Externally

The property is approached by a tarmac drive providing parking for a number of vehicles and leading to a single garage. Steps lead up to a patio area and front door.

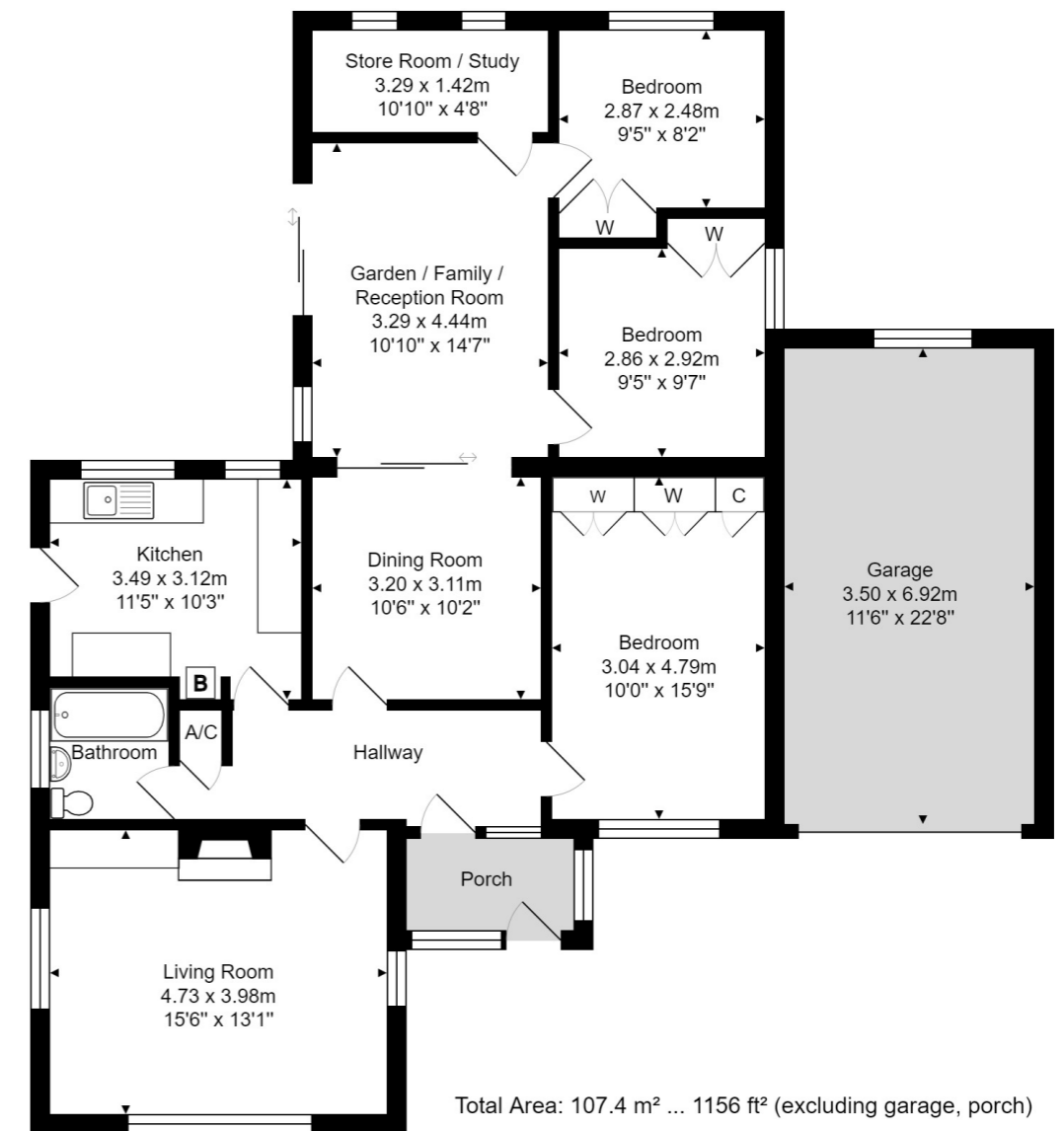
To the front of the property there is an area of lawn with mature planting. Paving leads you around to the rear garden which has a delightful level lawn with mature plants and a superb, level terrace.

In addition, there is a large garden shed and vegetable bed.

## Key Features

- Detached bungalow
- 3 Bedrooms
- 3 reception rooms
- Scope for improvement
- Large garden
- Ample parking and garage
- Outskirts of Bradford on Avon

## Floor Plan



## 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 – £2,824.81

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