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Residential Sales



## 157 Avoncliff, Bradford-on-Avon, BA15 2HB

Nestled in the picturesque Hamlet of Avoncliff, this charming 1 bedroom property enjoys breathtaking views over the River Avon and a truly tranquil setting. Offered to the market with no onward chain, it presents an exciting opportunity for buyers keen to modernise and personalise a home to their own tastes. Whether you're dreaming of a peaceful permanent residence, a relaxing weekend retreat, or a lucrative Airbnb investment, this riverside gem offers exceptional versatility and scope.

Tenure: Freehold

£365,000



Situation

Avoncliff is a tranquil and picturesque hamlet set on the banks of the River Avon and the Kennet & Avon Canal. Avoncliff boasts a public house, The Cross Guns, tea rooms, train station (approximately 13 minutes to Bath) and beautiful countryside views and walks.

The nearby town of Bradford on Avon is just a few minutes drive and approximately 20 minutes walk away and it provides a selection of individual shops together with various other amenities which include swimming baths, library, health centre and railway station giving access to the cities of Bath, Bristol, Salisbury and London. There are a number of excellent primary schools in nearby villages and within Bradford on Avon itself is the much renowned St. Laurence Secondary School.

The city of Bath provides a much fuller range of retail outlets plus an excellent selection of restaurants, a mainline railway station giving direct access to London Paddington, the city of Bristol and South Wales and also has an excellent selection of private and secondary schools to include Prior Park, King Edwards, Monkton Combe and Ralph Allen all within a 20 minute drive.

General Information

Services: We are advised that all mains services are connected with the exception of gas  
Heating: Electric heating  
Local Authority: Wiltshire Council  
Council Tax Band: Band D

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Description

Ground Floor

**Entrance Hallway** With tiled flooring, external front door.

**Shower Room** With tiled flooring, WC , wash hand basin, shower, extractor fan.

**Kitchen/Breakfast Room** With terracotta tiled flooring, front aspect sash window, understairs storage cupboard, range of floor and wall mounted units with wooden worktops incorporation ceramic sink, integrated oven, induction hob, fridge, freezer, radiator, stairs rising to first floor.

First Floor

**Living Room** With hardwood flooring, front aspect sash window, exposed beams, stairs rising to second floor.

Second Floor

**Bedroom 1** With hardwood flooring, front aspect sash style window, radiator, built in storage cupboard, stairs rising to loft room.

**En Suite Shower Room** With tiled flooring, WC, wash hand basin, shower, heated towel rail, internal window.

Third Floor

**Loft Room** With exposed beams, rear aspect Velux window.

Key Features

- 1 bedroom period cottage
- Breathtaking views of the river
- Charming local amenities on your doorstep
- Excellent potential for modernization
- Easy access to the train station
- No onward chain

Floor Plan



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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