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Bath & Bradford on Avon

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.

### 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.

## **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

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

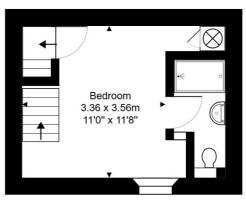
### **Key Features**

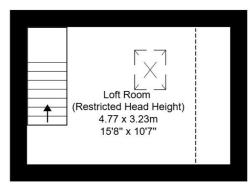
- 1 bedroom period cottage
- · Breathtaking views of the river
- Charming local amenities on your doorstep
- · Excellent potential for modernization
- · Easy access to the train station
- No onward chain

### Floor Plan



157 Avoncliff

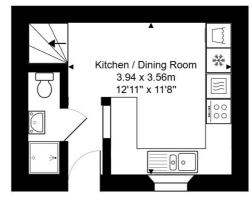


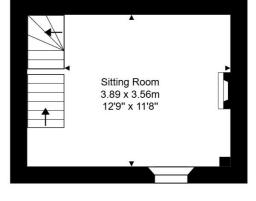


Bath & Bradford on Avo

Second Floor Area: 17.0 m² ... 183 ft²

Third Floor Area: 15.4 m<sup>2</sup> ... 166 ft<sup>2</sup>





Ground Floor Area: 17.0 m<sup>2</sup> ... 183 ft<sup>2</sup>

First Floor Area: 17.0 m<sup>2</sup> ... 183 ft<sup>2</sup>

Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>

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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