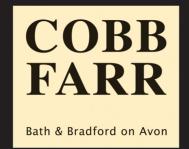
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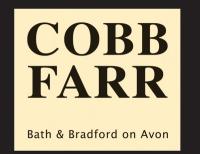












Residential Sales



19c Bradford Road, Winsley, BA15 2HW

Situated in a prime position within the village of Winsley, a 2 bedroom detached bungalow with scope to improve or extend if desired. Benefits include; ample driveway parking, garage and private south facing garden.

Tenure: Freehold £625,000

Situation

The village of Winsley is a most sought after location, lying just half a mile from the outskirts of Bradford on Avon. The village boasts many amenities including The Seven Stars Public House, Hartley Farm shop and café and Winsley Health Centre. There is also a primary school and a pre-school.

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, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurance 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

Ground Floor

Entrance Hall Accessed via a glazed front door with airing cupboard housing hot water cylinder and slatted shelving, radiator, dado rail, coving.

Kitchen With a range of wooden floor and wall mounted units having work surface area incorporating stainless steel sink with hot, cold and drinking water taps and drainer, integrated double oven, gas hob, space and plumbing for dishwasher, space and plumbing for washing machine, water softener, front aspect window, gas fired boiler providing domestic hot water and central heating, coving, spotlights, tiled flooring, radiator.

Sitting Room With French doors opening into the conservatory, fireplace with inset gas fire and wooden mantle, radiator, coving.

Conservatory Being glazed to three sides with opening windows and French doors to the terrace, glazed roof, radiator, tiled flooring, wall light.

Bedroom 1 With rear aspect window overlooking the garden, range of built-in wardrobes and dressing table, coving, radiator, door to:-

En Suite Shower Room With WC, wash hand basin, shower cubicle with partially tiled walls and Mira shower, side aspect obscure glazed window, radiator, partially tiled walls, coving.

Family Bathroom With WC, wash hand basin having tiled splashback, bath with Mira shower over, partially tiled walls, side aspect obscure glazed window, radiator, access to loft space.

Bedroom 2 With front aspect window, coving, radiator.

Externally The property is approached through stone pillars and wrought iron gates which lead to the block paved driveway providing ample parking and access to the garage with up and over door and personal door to the workshop with door and glazed window overlooking the gardens.

The rear garden has a delightful terrace with ample space for al fresco dining and an electronically operated awning. The garden is south facing and predominantly laid to level lawn with mature shrubs, plants and wild strawberries.

General Information

Services: We are advised that all mains services are connected.

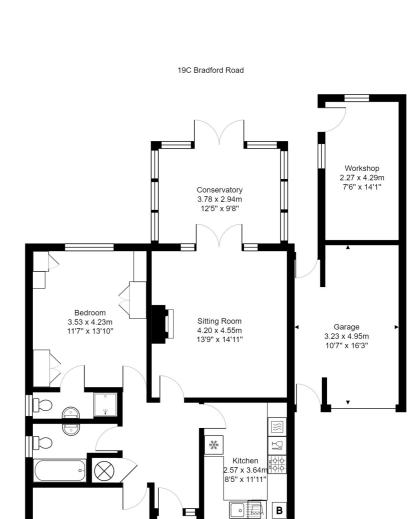
Heating: Gas fired central heating Local Authority: Wiltshire Council Council Tax Band: Band D - £2,192.40

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

- 2 bedroom bungalow
- En suite facilities
- South facing private level garden
- Ample parking and garage
- Scope to extend subject to relevant planning consents
- No onward chain

Floor Plan



Area: 86.8 m² ... 934 ft²

Total Area: 86.8 m² ... 934 ft² (excluding garage, workshop)

Reception / Bedroom 3.62 x 3.64m

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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