



2 Avonvale Mews Bradford on Avon BA15 1LE

A stunning, beautifully presented 3 bedroom townhouse, built to the highest specification and enjoying wonderful views. Benefits include 2 private parking spaces and 2 spacious balconies.

Property Features

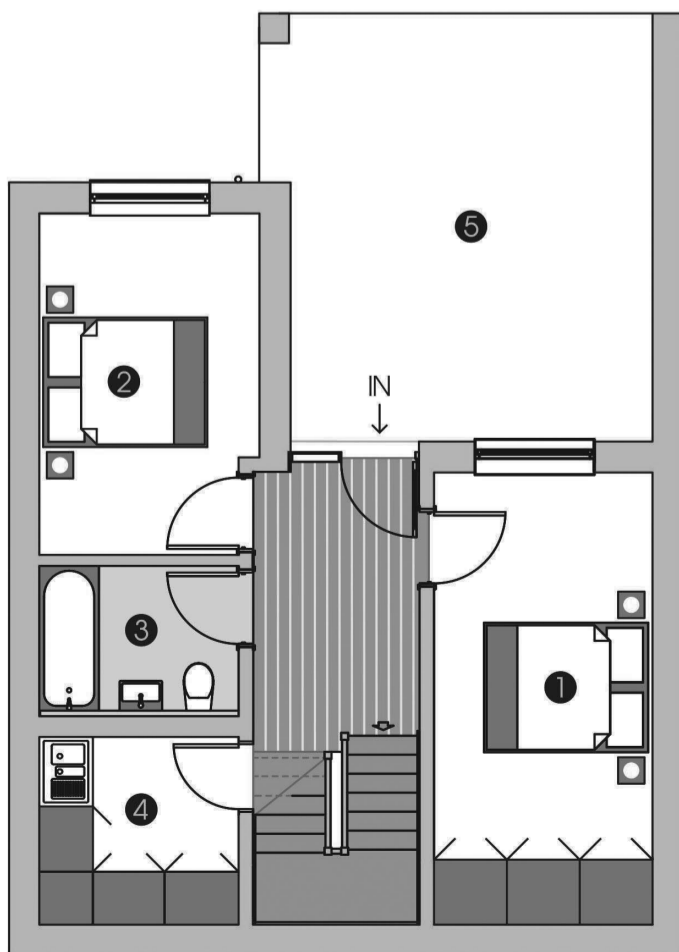
- Fabulous 3 bedroom townhouse
- Open plan living accommodation
- En suite facilities
- Balconies to first and second floor
- Quality fittings
- Parking for 2 vehicles
- EV charging point

Tenure: Freehold

£765,000

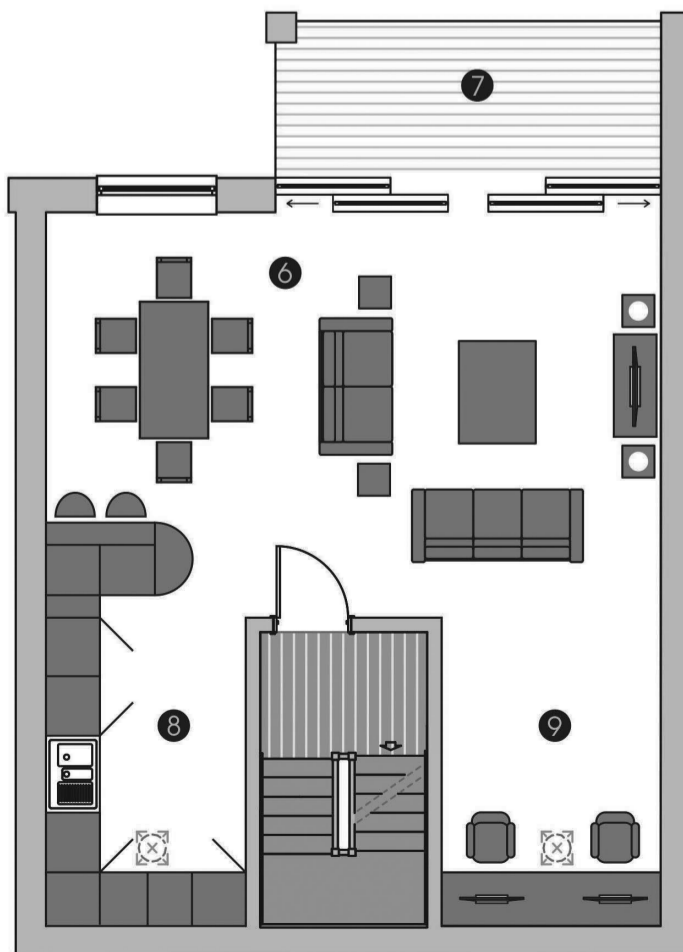
Ground Floor

- ① - Bedroom 2 - 17'6" x 8'8"
- ② - Bedroom 3 - 13'3" x 8'7"
- ③ - Bathroom - 7'11" x 6'3"
- ④ - Utility - 7'9" x 7'4"
- ⑤ - Carport - 16'6" x 13'1"



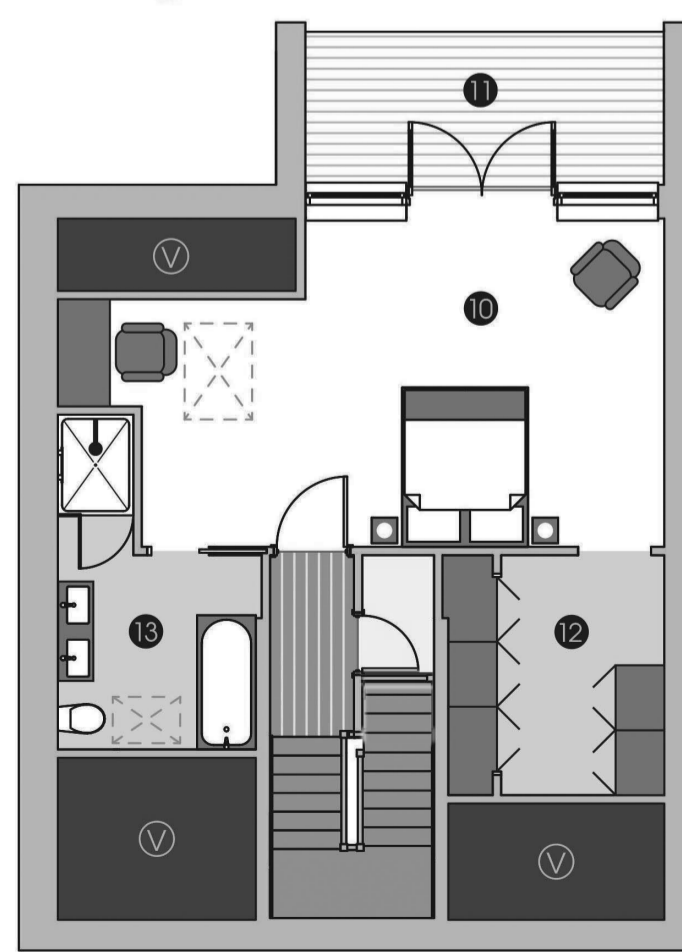
First Floor

- ⑥ - Living & Dining area - 23'10" x 15'8"
- ⑦ - Balcony - 14'5" x 6'1"
- ⑧ - Kitchen - 7'9" x 15'3"
- ⑨ - Study Area - 8'6" x 12'9"
- ☒ - Sun Tubes



Second Floor

- ⑩ - Master Bedroom - 23'10" x 12'11"
- ⑪ - Gabled Balcony - 14'0" x 6'7"
- ⑫ - Dressing Room - 9'0" x 8'5"
- ⑬ - En-suite - 7'9" x 7'5" (excluding shower area)
- ☒ - Velux Window
- ⊖ - Void



Accommodation

Ground Floor

Entrance Hall

With solid wood flooring, underfloor heating, digital thermostat, doors leading to the bathroom, utility and bedrooms 2 and 3, understairs storage cupboard, stairs rising to first floor.

Bedroom 2

With front aspect double glazed window, digital thermostat for under floor heating, downlighting, Built-in sliding door double wardrobe.

Bedroom 3

With front aspect double glazed window, downlighting, cupboard housing consumer unit, underfloor heating, thermostat.

Bathroom

With low flush concealed cistern WC, vanity unit having inset wash hand basin and mixer tap, bath with mixer tap, glazed shower screen and rain forest shower over, heated towel rail, tiled flooring, partially tiled walls, wooden plinth.

Utility Room

With tiled flooring, space and plumbing for washing machine, space for tumble dryer, granite work surface areas having matching upstand and inset ceramic sink with mixer tap, tall cupboard, range of wall mounted cupboards, shelving, thermostats, underfloor heating, downlighting.

First Floor

Landing

With stairs rising to the second floor, downlighting, glazed door to:-

Open Plan Living/Dining/Kitchen

Kitchen Area

With a range of floor and wall mounted contemporary units having granite worksurface incorporating composite sink, Quooker tap and scored drainer, matching upstand, built-in fridge/freezer, built-in electric oven, built-in microwave, built-in dishwasher, downlighting, soft close pan drawers, light well, engineered wood flooring.

Living/Dining Area

With front aspect double glazed opening window, sliding glazed doors leading out to the balcony, engineered wood flooring, downlighting, light well.

Balcony

A glorious place to sit and enjoy the fine rooftop view across Bradford on Avon, Victory Fields and the country park beyond being retained by frameless glass.

Second Floor

Landing

With rear aspect triangular window, storage cupboard housing gas fired boiler providing domestic hot water and central heating.

Bedroom 1

Enjoying an unusual gabled ceiling with front aspect Velux window and blind, stunning, apex full height windows with French doors leading out to a further balcony, eaves storage, door to walk-in wardrobe, door to en suite.

Balcony

With pitched roof, frameless glass balustrade, wonderful views across Bradford on Avon, Victory Fields and Barton Farm Country Park.

En Suite

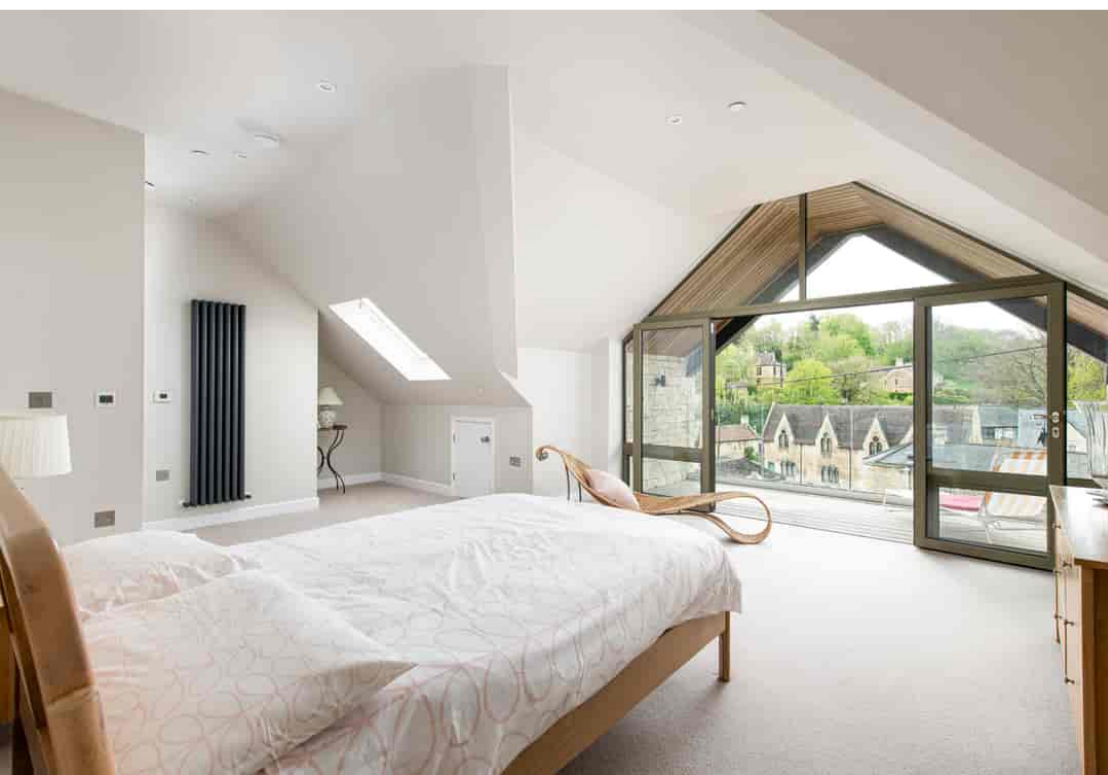
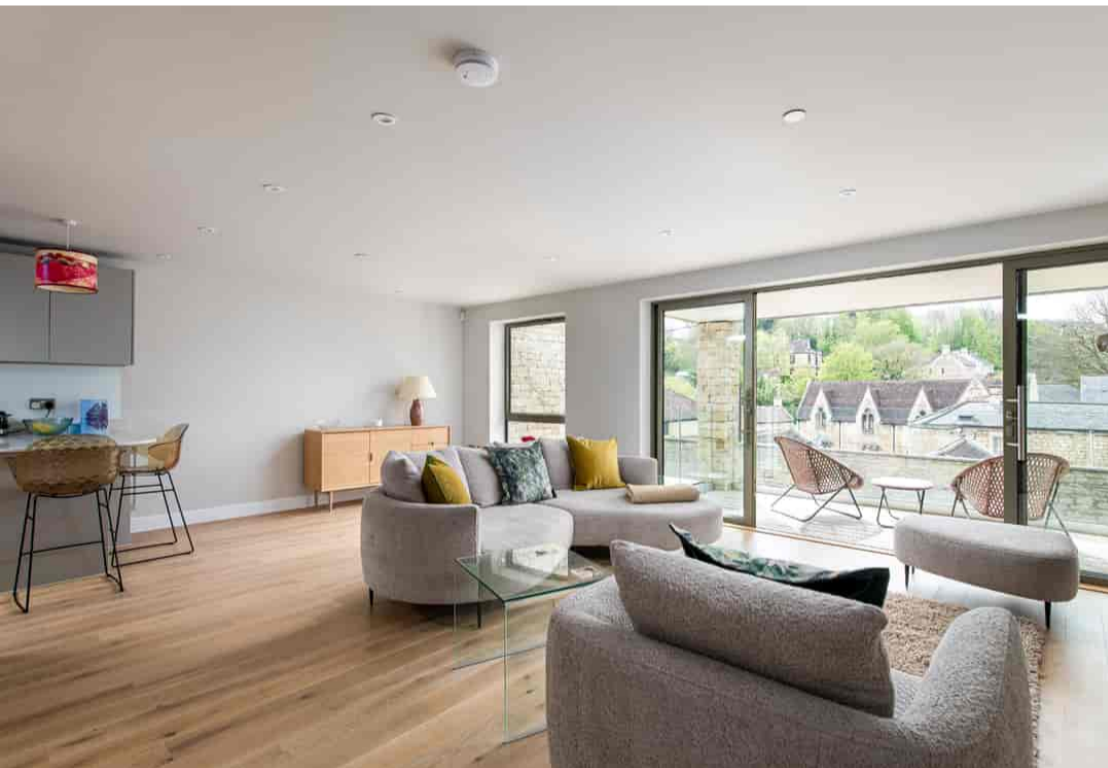
With low flush concealed cistern WC, vanity unit having inset wash hand basin and mixer tap, walk-in shower cubicle with monsoon showerhead, electric towel rail, double ended bath with mixer tap, part tiled walls, tiled flooring, downlighting, rear aspect Velux window with blind, storage cupboard.

Externally

Parking

To the front of the property there is a partially covered hardstanding area providing private parking for 2 vehicles with an EV charging point and courtesy lighting. To the side of the parking is an area of grass retained by wrought iron estate fencing.

In addition the property benefits from visitors parking, a bin store, bicycle shed and a communal garden.



Situation

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

Avonvale Mews is a stunning development of just 5 townhouses built to an extremely high specification in 2022. No. 2 is a mid-terraced property, beautifully presented taking into consideration the wonderful views over rooftops towards Barton Farm Country Park.

The open plan living accommodation is positioned on the first floor, enjoying direct access to a balcony with a glazed balustrade and a kitchen having a range of contemporary units with integrated appliances.

The master suite occupies the entire second floor, the main feature being the apex windows with French doors leading out to a further balcony. There is also a fabulous walk-in wardrobe and a luxury en suite bathroom.

The remainder of the accommodation, 2 double bedrooms, a utility room and a further luxury bathroom are located on the ground floor.

No. 2 Avonvale Mews is a superb property with excellent quality fittings including Villeroy & Boch sanitaryware, Neff kitchen appliances, underfloor heating, air recirculation system.

Cobb Farr highly recommend a viewing of this wonderful property.

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 F – £3,338.41

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.

