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Residential Sales



4 The Saw Mills, Bradford on Avon, BA15 2DB

A fabulous ground floor apartment with 2 bedrooms, 2 reception rooms and private parking. Situated on the Frome side of the town, a level walk to the centre.

Tenure: Leasehold

£300,000

Situation

Bradford on Avon is a charming market town and provides an excellent range of retail outlets, both individual and to include large stores such as nearby Sainsbury's. In addition there are many amenities to include tennis courts, swimming baths, library, health centre and Wiltshire Music centre together with a good selection of restaurants.

Other surrounding towns include the county town of Trowbridge, Frome, Warminster and Chippenham.

The World Heritage City of Bath is also within approximately 6 miles providing a much fuller range of retail outlets together with many other amenities to include; The Theatre Royal, Thermae Spa, plus a wide selection of schools.

Communications are excellent with the railway station providing direct access to London Waterloo, Bath, Bristol and London Paddington accessed via Bath.

Description

Entrance Hall with downlighting and doors leading to Bedrooms 1,2, living room, dining room, bathroom and airing cupboard.

Dining Room with French doors leading to patio, double panelled radiator, fitted bookshelf, downlighting.

Living Room with front aspect window and fitted blinds, double panelled radiator, storage cupboard housing electric consumer box, downlighting, double doors leading to:-

Kitchen with tiled flooring, range of floor and wall mounted units, stainless steel 1½ bowl sink with mixer tap and drainer, AEG oven and gas hob, integrated AEG microwave, integrated AEG dishwasher, integrated AEG fridge/freezer, integrated Electrolux washer/dryer, downlighting.

Bedroom 1 with 2 front aspect windows having fitted blinds, double panelled radiator, downlighting, door to:-

En suite with tiled flooring, partially tiled walls, walk-in shower cubicle, low flush WC, wash hand basin with mixer tap, heated towel rail, fixed mirror, 2 fitted shelves, fitted cupboard, downlighting.

Bedroom 2 with rear aspect window and blinds, fitted wardrobe, double panelled radiator, downlighting.

Bathroom with tiled flooring and partially tiled walls, bath with overhead shower, shower screen, low flush WC, wash hand basin with mixer tap, heated towel rail, fitted mirror, 2 fitted shelves, downlighting.

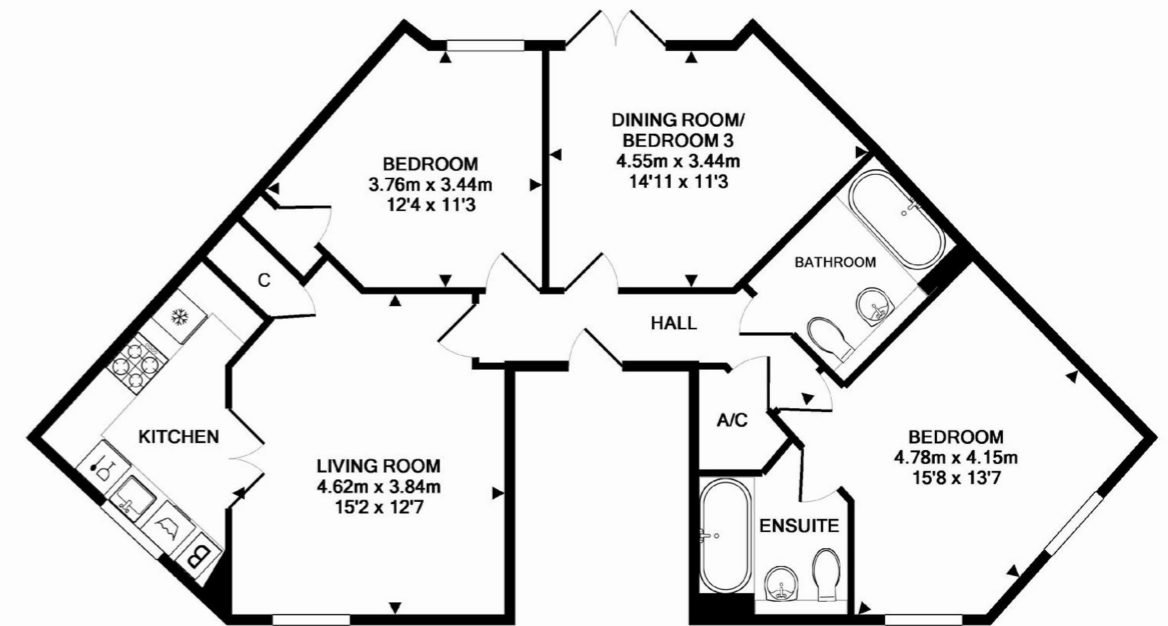
Externally

To the rear of the property there is a paved area, archway and gate leading to the parking area with 1 allocated space.

Key Features

- Ground floor apartment
- 2 bedrooms
- 2 reception rooms
- Rear access
- Parking
- No onward chain

Floor Plan



TOTAL APPROX. FLOOR AREA 81.9 SQ.M. (882 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Information

Services: We are advised that all mains services are connected

Heating: : Gas fired central heating

Management Fee: :TBC

Local Authority: Wiltshire Council

Council Tax Band: Band C

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