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Residential Sales



Little Cottage, 78, Whitehill, Bradford on Avon, BA15 1SG

Centrally located in the heart of Bradford on Avon, this charming 2 bedroom cottage enjoys easy access to local amenities and the train station, while benefiting from a quiet, tucked-away setting. The property retains a range of attractive period features and is presented in excellent condition throughout.

Tenure: Freehold

£325,000

Situation

Tucked away in a quiet position, Little Cottage is situated in the very heart of the town. 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

Ground Floor

Kitchen/Dining Room with stone tiled flooring, part glazed external front door, bespoke handmade kitchen with a range of floor and wall mounted units having wooden worktops incorporating stainless steel sink with mixer tap and drainer, tiled splashback, integrated 4 ring induction hob, oven, space and plumbing for washer/dryer, space for fridge/freezer, exposed beams, exposed stonework, feature fireplace, built-in storage cupboards, front aspect window with working shutters, side aspect window, stairs rising to first floor.

Living Room with side aspect window and working shutters, part glazed rear external door, feature fireplace with stone mantelpiece and hearth, radiator.

First Floor

Bedroom 1 with vaulted ceiling and exposed beams, Victorian cast iron feature fireplace, side aspect window with working shutters, built-in storage, radiator.

Bedroom 2 with front and side aspect windows having working shutters, radiator.

Bathroom with WC, wash hand basin with built-in storage below, bath with shower head attachment, heated towel rail, wall mounted mirrored storage cupboard, Velux window.

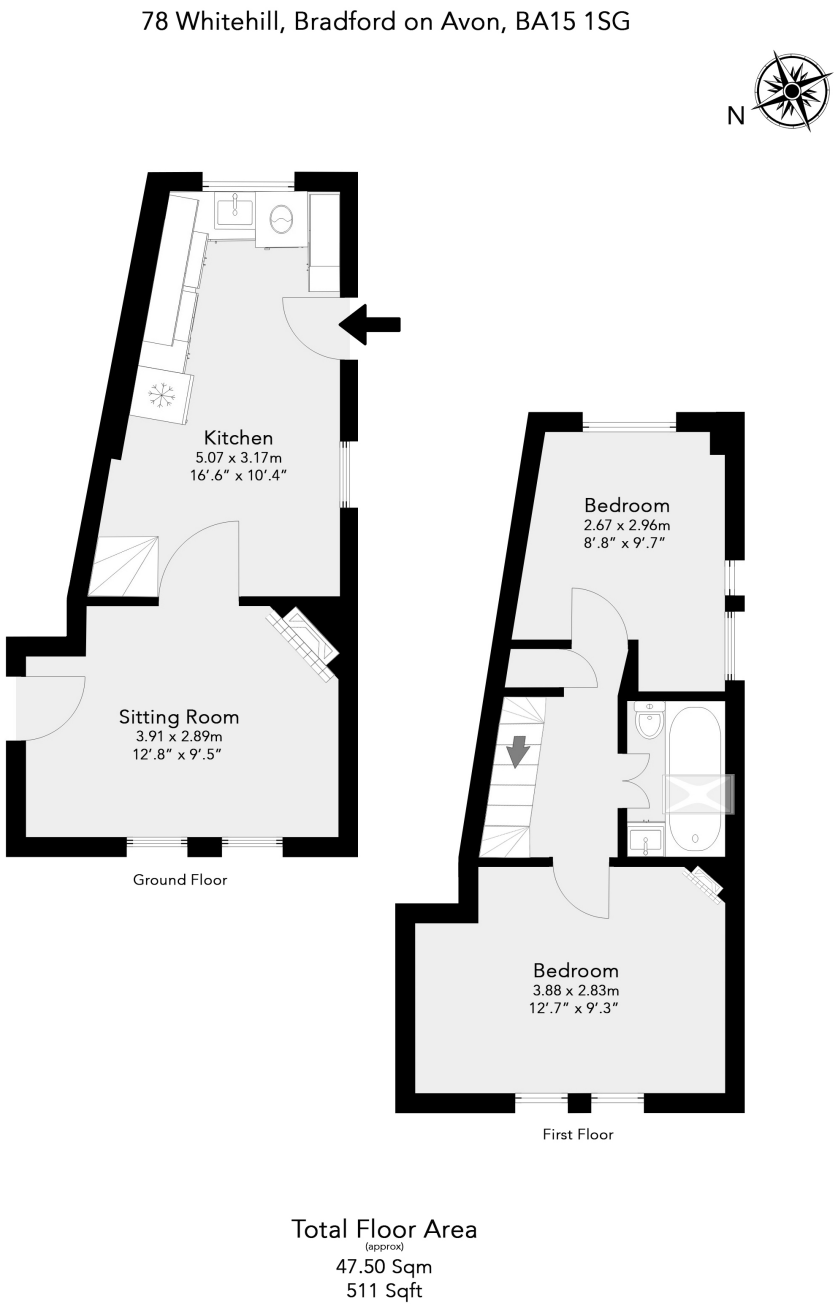
Externally the property is approached via steps and a shared path leading to a small, paved area suitable for a bistro table and chairs.

Agents Note: Please note there is no right of way from the door in the living room.

Key Features

- Period cottage
- 2 bedrooms
- Centrally located to town
- Close to amenities
- Excellent investment opportunity or first time buy

Floor Plan



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 C – £2,275.51

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