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**COBB
FARR**
Bath & Bradford on Avon

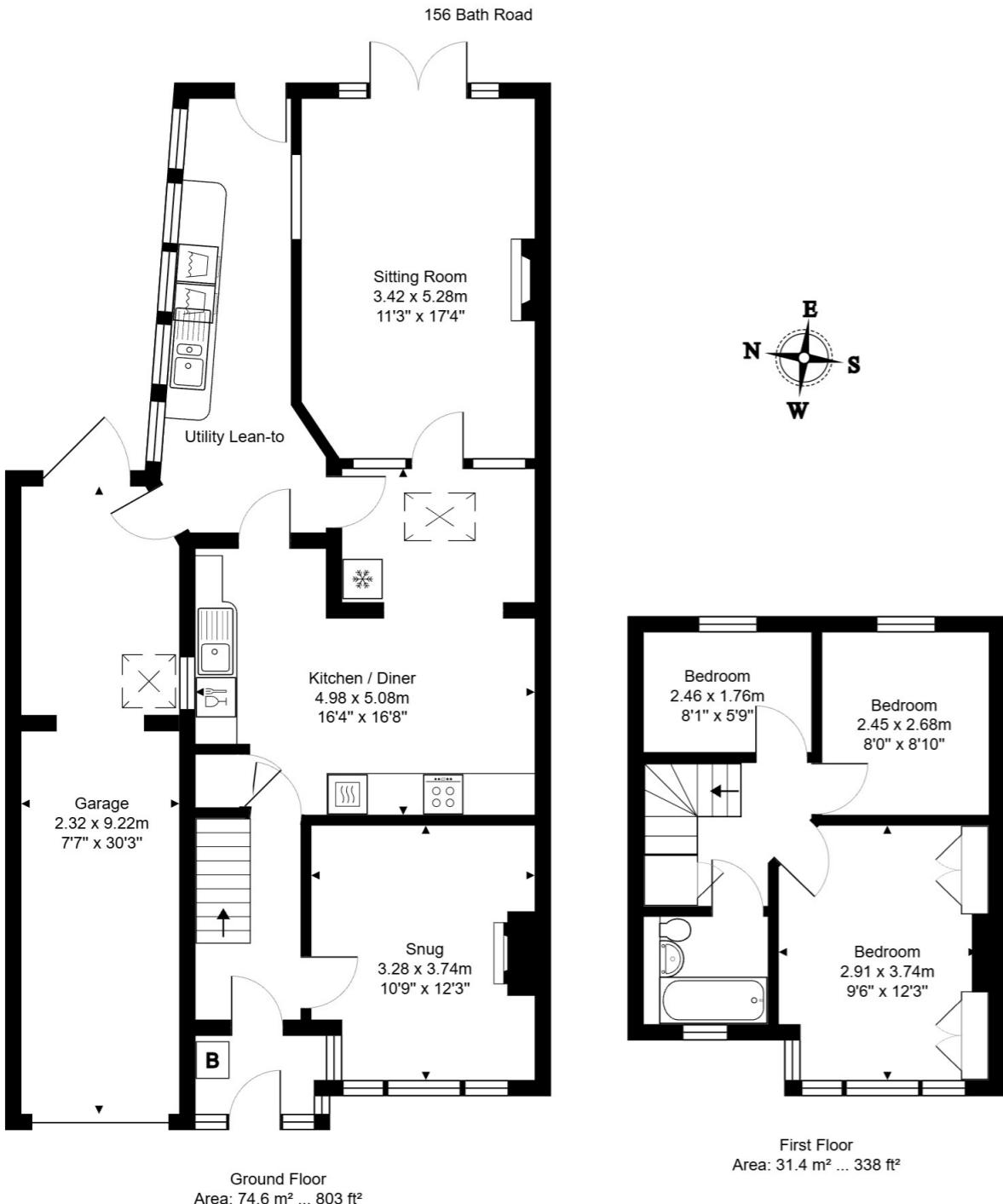
**COBB
FARR**
Bath & Bradford on Avon

Residential Sales



Bath Road, Bradford on Avon





**156 Bath Road
Bradford on Avon
BA15 1SS**

A well presented and thoughtfully extended 3 bedroom 1930's home situated on the popular Bath side of town, within walking distance to schools and amenities.

Tenure: Freehold

£475,000

Situation

No. 156 Bath Road is situated on the outskirts of favoured north side of the town allowing easy access to country walks, Bath and the M4 motorway.

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

Located on the sought-after Bath side of Bradford on Avon, this well-proportioned 3 bedroom semi detached home combines modern comforts with retained character features. Presented in excellent condition throughout, the property also offers significant potential for further extension and enhancement.

The accommodation is arranged over two floors and begins with an entrance porch housing a recently fitted boiler, leading into the main hallway and a bright, welcoming snug. To the rear of the property, the kitchen/dining room is fitted with a range of floor and wall-mounted units along with modern appliances. The property has been thoughtfully extended to create an additional living room at the rear, with French doors opening directly onto the garden. A useful utility room sits adjacent, offering access to both the garden and a workshop located to the rear of the garage.

On the first floor, there are three well-proportioned bedrooms, the principal bedroom benefiting from built-in storage, along with a family bathroom which has been recently refitted.

Externally, the property enjoys a generous rear garden, predominantly laid to lawn, featuring a quaint pond, mature planting and two storage sheds. To the front, there is ample off-road parking alongside an integral garage.

Accommodation

Ground Floor

Porch

With part glazed external front door, front aspect windows, tile flooring and newly fitted gas fired boiler providing domestic hot water and central heating.

Hallway

With a part glazed internal front door, built in storage cupboard, stairs rising to the first floor, radiator.

Snug

With front aspect half-bay window, gas fireplace and hearth, installed shelving, radiator.

Kitchen/ Dining Room

With a range of floor and wall mounted units incorporating a sink with mixer tap and drainer, integrated oven, microwave, induction hob, space and plumbing for a dishwasher, side aspect window, Velux skylight window, two radiators, glazed door leading to living room.

Living Room

With side and rear aspect windows, French doors leading to the garden, electric fireplace, two radiators.

Utility

With a range of floor units incorporating a stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for tumble dryer, side aspect windows, external half glazed door leading to the garden.

First Floor

Landing

With built in storage, side aspect window, access to loft via a hatch and ladder.

Bedroom 1

With hardwood flooring, front aspect half-bay window, built in storage cupboards, radiator.

Bedroom 2

With hardwood flooring, rear aspect window, radiator.

Bedroom 3

With hardwood flooring, rear aspect window, radiator.

Bathroom

With WC, hand wash basin, bath with shower head attachment, built in storage, front aspect window, radiator, towel rail.

Externally

Garden, Garage and Parking

With driveway parking for multiple vehicles, integral garage with a workshop at the rear, rear garden with mature planting lawn, garden pond, 2 storage sheds.

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 – £2,280

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