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Residential Sales



## 31 Bridge Street, Bradford on Avon, BA15 1BY

A delightful riverside 2 bedroom stone built cottage, situated in the heart of the historic market town of Bradford on Avon.

Tenure: Freehold

£415,000

## Situation

Bridge Street is located in the heart of Bradford on Avon backing onto the River Avon. This charming, historic market town boasts many amenities to include a Post Office, banks, supermarket, delicatessen, churches and in addition a range of individual boutiques and shops. It also has a railway station providing direct access to Bath, Bristol, Salisbury and London Waterloo.

The World Heritage City of Bath lies approximately 7 miles distant and provides a wide range of retail outlets, together with the Thermae Spa and The Theatre Royal. In addition there are a number of sporting facilities and a mainline railway station giving direct access to Bristol, south Wales and London Paddington (approximately 90 minutes).

## Description

### Ground Floor

**Recess Porch** with partly glazed wooden front door leading through to:-

**Reception Hall** with radiator, alarm panel, doors leading to kitchen and sitting room.

**Kitchen/Breakfast Room** with wood effect flooring, range of painted floor and wall mounted units with wooden roll top work surfaces, incorporating 1½ bowl ceramic sink with mixer tap and drainer, inset 4 ring gas hob with electric fan oven under, extractor with light over, part tiled walls, integrated washing machine and dishwasher, front aspect, double glazed wooden framed window with shutters, radiator, downlighting, a concealed wall mounted Worcester boiler serving hot water and central heating.

**Sitting Room** with wood effect flooring from the hall, timber balustrades stairs rising to first floor landing, 2 radiators, central ceiling rose with further wall lights, under stairs recessed study area with low level cupboard, French doors giving direct access to:-

**Conservatory** part stone built construction with tiled floor, polycarbonate roof, double panelled radiator, rear aspect double glazed windows and door leading out to garden.

### First Floor

**Landing** with access to insulated loft storage area and wooden panelled doors leading to bedroom1, bedroom 2 and family bathroom.

**Bedroom 1** being rear aspect with double glazed windows, radiator, double built in wardrobe, further single airing cupboard.

**Bedroom 2** with front aspect with double glazed windows with shutters, single panelled radiator.

**Bathroom** comprising low flush WC, pedestal wash hand basin with, separate and enclosed panelled bath with hot and cold water feed and wall mounted Myra shower unit, part tiled walls, downlighting, single panelled radiator, vinyl flooring, front aspect obscured, wooden framed window, extractor fan.

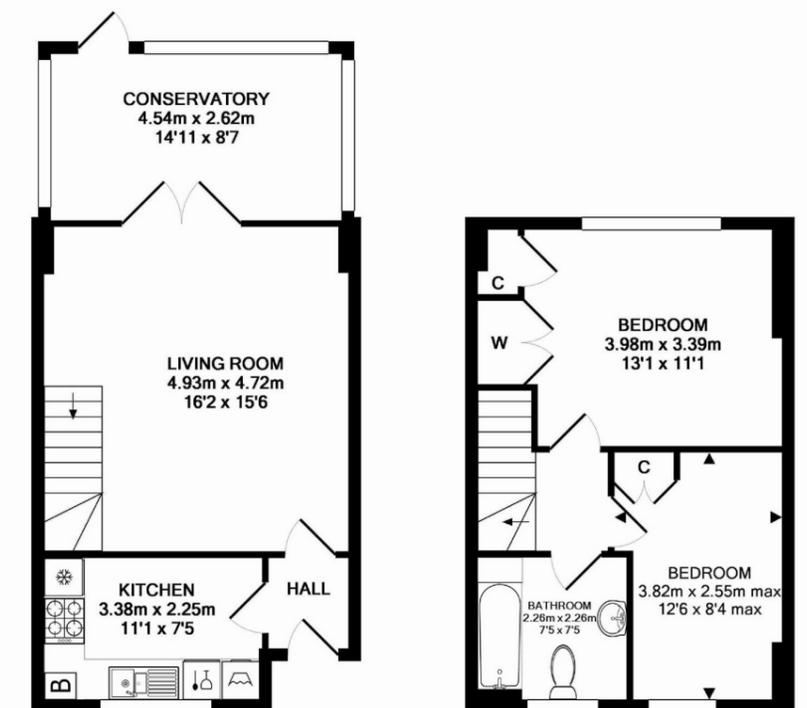
### Externally

To the rear of the property there is a courtyard garden which is shingelled and backs the River Avon, stone steps lead down to the riverbank, ideal for fishing. There is also private parking which is a hardstanding brick block area for 2 vehicles, an area to the rear of which would be suitable for a garden/bicycle shed.

## Key Features

- 2 double bedrooms
- Central, riverside location
- 2 private parking spaces
- Conservatory
- River views

## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 44.4 SQ.M.  
(478 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 32.9 SQ.M.  
(354 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.3 SQ.M. (832 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: All mains services are connected

Heating: Gas central heating

Council Tax Band: Band D

Local Authority: Wiltshire Council

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