

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

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Residential Sales



3 Ivy Terrace, Bradford-on-Avon, BA15 1QW

Located on the sought after Bath side of town, this charming 1 bedroom cottage enjoys stunning elevated views across the town, combining character features with a picturesque setting.

Tenure: Freehold

£275,000

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 manline 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

Enjoying an elevated position just a short stroll from the town centre, this beautifully presented 1 bedroom Grade II listed cottage combines period charm, character and modern comforts. Immaculately maintained throughout, the property opens into a characterful living room with striking stone mullion windows, a window seat and an attractive feature fireplace. A versatile inner hall/study area leads through to a thoughtfully designed kitchen with a range of integrated appliances and generous worktop space. Upstairs, there is a spacious double bedroom benefiting from built-in storage and far-reaching views across the town. The adjoining modern bathroom completes the accommodation.

Ground Floor

Living Room Accessed via a partially glazed front door, with front aspect stone mullion window having window seat, feature fireplace, exposed timbers, radiator, stairs rising to first floor.

Inner Hall/Study Area With understairs storage cupboard, open to kitchen, louvered door to:-

Utility Cupboard With space and plumbing for washing machine, worktop, shelving.

Kitchen With limestone flooring, underfloor heating, exposed stonework, rear and side aspect windows, a range of floor units having wooden work surface areas incorporating Belfast sink with mixer tap, integrated appliances include fridge/freezer, oven, electric hob, dishwasher,.

First Floor Landing With rear aspect window, exposed timbers, access to loft space.

Bathroom With wood effect flooring, concealed cistern WC, contemporary oval wash hand basin set into wooden unit with mixer tap and splashback, panelled bath with rainforest style showerhead over, chrome heated towel rail, rear aspect window, boiler providing domestic hot water and central heating.

Bedroom 1 With front aspect stone mullion window, radiator, exposed timbers, built-in storage.

Externally To the front of the property, stone steps lead up to the front door and a raised, near west facing gravelled area.

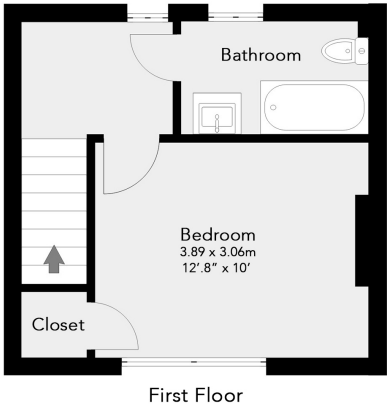
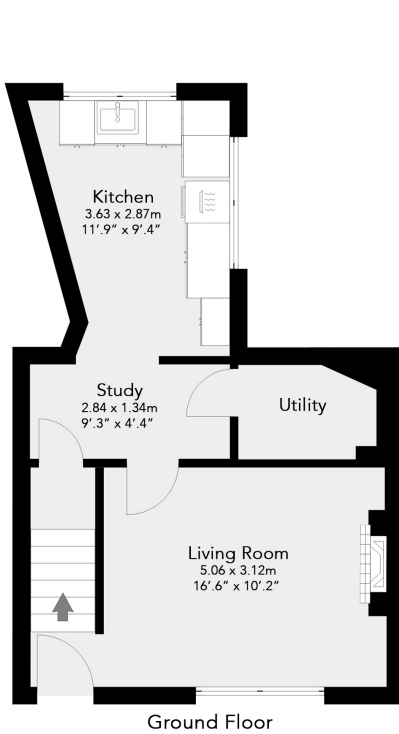
Agents Note: The property is currently a successful holiday let.

Key Features

- Grade II listed mid-terrace cottage
- 1 double bedroom
- Picturesque views across the town
- Generous sized rooms
- Walking distance to amenities

Floor Plan

3 Ivy Terrace, Bradford on Avon, BA15 1QW



Total Floor Area
(approx)
52.5 Sqm
565 Sqft

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 B – £1,991.08

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