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Residential Sales



3 Silver Street, Bradford-on-Avon, BA15 1JX

A rare opportunity to purchase this unique Grade II listed 1 bedroom home in a prime central location, arranged over 3 floors. With the added benefit of a self-contained commercial space on the ground floor with separate access. This versatile property offers character, flexibility, and excellent potential. Offered with no onward chain.

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 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 With flagstone flooring, glazed double opening doors, exposed stone recess, range of floor and wall mounted units with wooden worktop incorporating stainless steel sink with mixer tap and drainer, integrated oven, induction hob with stainless steel extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, gas fired boiler providing domestic hot water and central heating, radiator.

First Floor Landing With built-in storage cupboard.

Bathroom With tiled flooring, side aspect window, WC, wash hand basin, bath , separate shower glazed shower cubicle, partially tiled walls, wall mounted cabinet, radiator.

Study/Dressing Room With rear aspect window, radiator.

Living Room With front aspect window, built-in storage, feature cast iron fireplace, radiator, stairs rising to second floor.

Second Floor

Bedroom 1 With front aspect window, feature cast iron fireplace, access to loft space, radiator.

Ground Floor Commercial Space

Office Area With front aspect windows, partially glazed external door, feature fireplace, radiator.

Cloakroom With WC, wash hand basin.

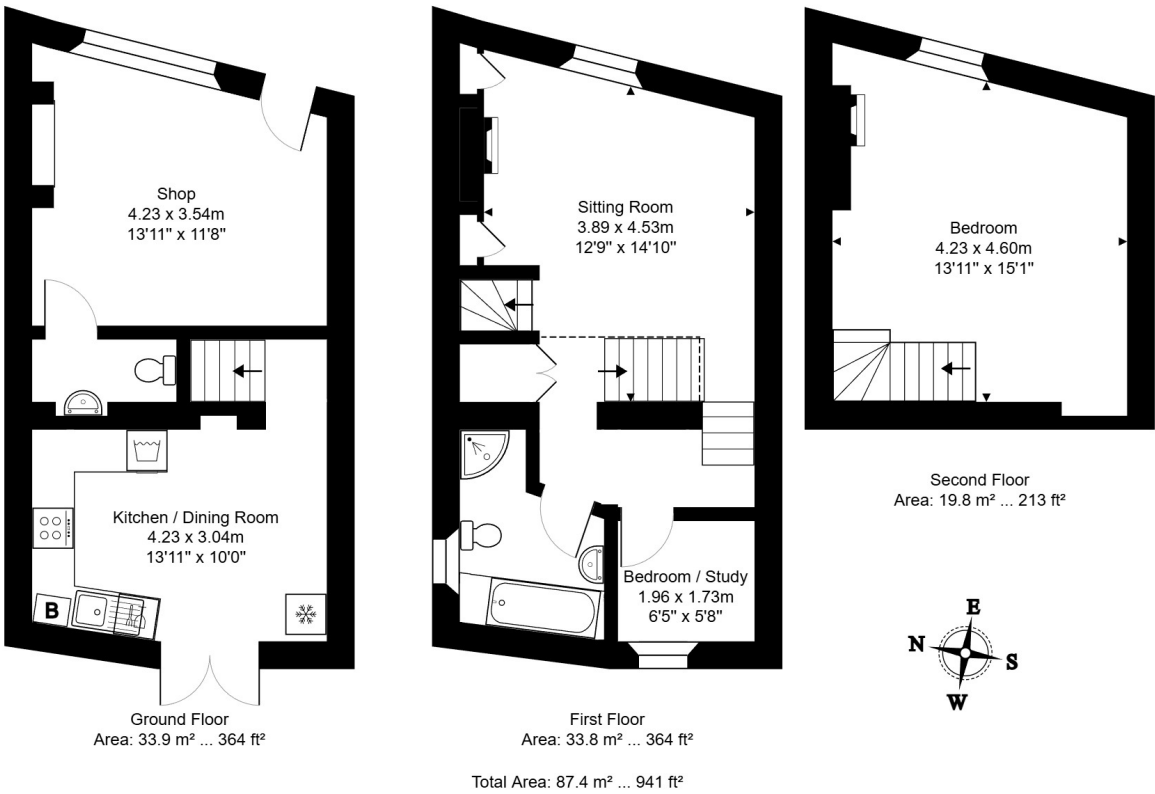
Externally

The property benefits from a private, west facing courtyard, enclosed by high stone walling with wooden pedestrian gate.

Key Features

- 1 bedroom maisonette with commercial space included
- Study/Dressing Room
- Grade II listed
- Prime central location
- Private courtyard
- Period features
- No onward chain

Floor Plan



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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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 A – £1,706.64
Commercial Usage: Retail/Office Space

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