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Residential Sales



14 Bridge Street, Bradford-on-Avon, BA15 1BY

A beautifully presented 2 bedroom period townhouse, perfectly positioned in the heart of town, combining charming character with superb access to local amenities.

Tenure: Freehold

£340,000

Situation

Bridge Street is situated in the heart of Bradford on Avon, 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, cinemas, 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

Occupying a prime position in the heart of town, this superb double fronted period home offers versatile living across three floors, complemented by generous outside space and stunning views over the town and River Avon.

Step into a characterful living room with feature fireplace and staircase rising to the first floor. An open plan kitchen/dining room is flooded with natural light and bedroom 2 opens, via French doors, to the garden. A well appointed bathroom completes this level.

The second floor provides a dual aspect loft room, currently used as bedroom 1 with built-in storage, en suite shower room and views across the town and River Avon.

Offered with no onward chain, this unique home is not to be missed.

Ground Floor

Living Room Accessed directly via a partially glazed front door with 2 front aspect windows, 2 radiators, feature fireplace, built-in storage, wooden stairs rising to:-

First Floor

Kitchen/Dining Room With hardwood flooring, range of floor units having work surface area incorporating stainless steel sink with mixer tap, integrated appliances include; dishwasher, double electric oven and microwave, 4 ring hob, two front aspect windows, radiator.

Bedroom 2/Office With wood effect flooring, radiator, French doors to patio, side door to garden, built-in storage.

Bathroom With wood effect flooring, rear aspect window, double width shower, WC, wash hand basin, heated towel rail, cupboard housing gas fired boiler providing domestic hot water and central heating and space and plumbing for washing machine.

Second Floor Loft Room (Currently Used as Bedroom 1) Being dual aspect with 2 front aspect dormer style windows and 1 rear aspect Velux style window, built-in cupboards, door to:-

En Suite Cloakroom With WC, wash hand basin, extractor fan, built-in storage.

Externally The garden to the rear of the property is southwest facing and arranged over various levels with patios, gravelled seating areas, various mature shrubs and planting and a timber built shed.

Key Features

- Mid terrace period cottage
- 2 bedrooms
- Beautifully presented accommodation
- Town centre location
- Close to amenities
- Southwest facing tiered garden
- No onward chain

Floor Plan

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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 D – £2,559.95

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Total Floor Area
(approx)
87.4 Sqm
941 Sqft

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