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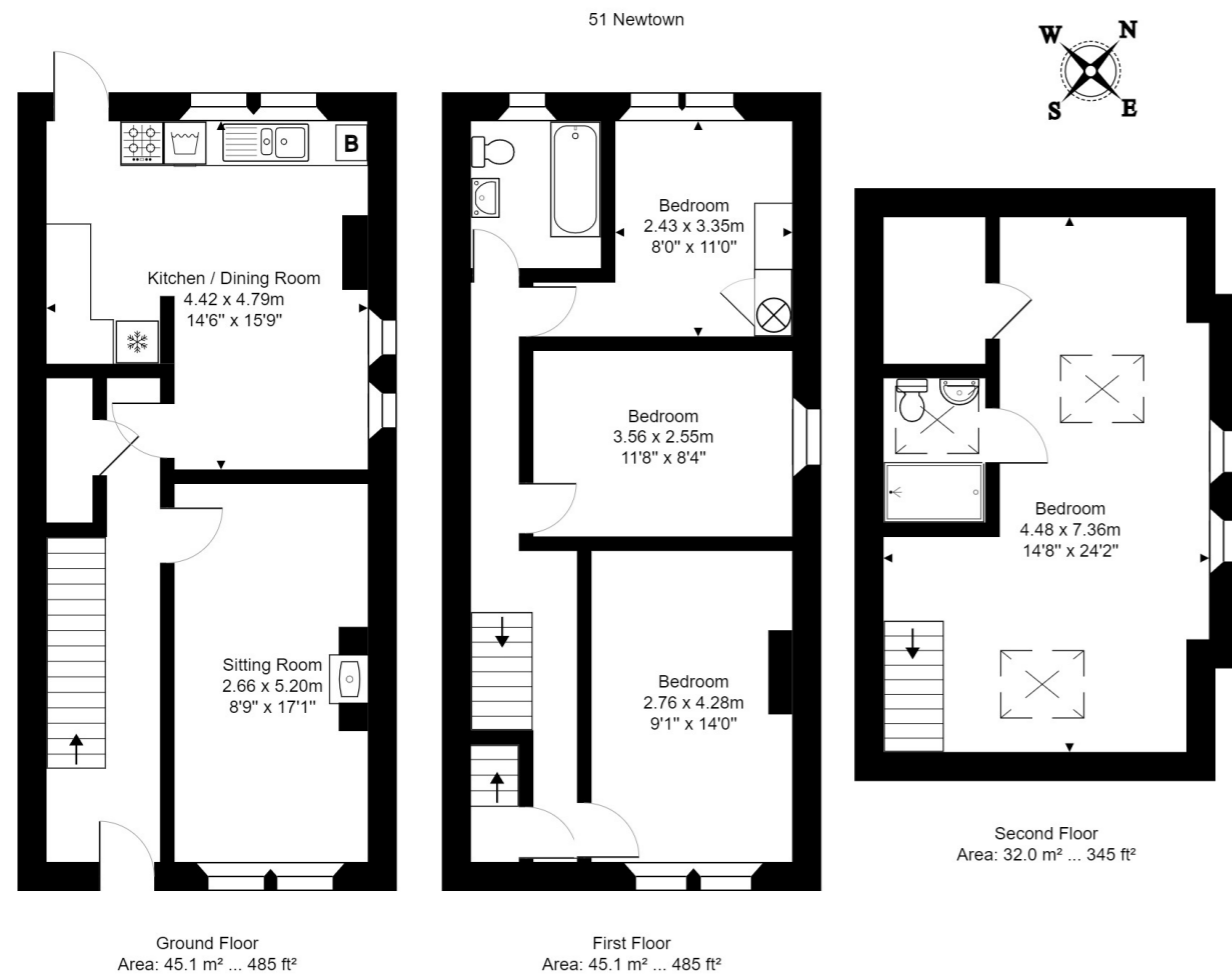
Bath & Bradford on Avon

Residential Sales



Newtown, Bradford on Avon





Total Area: 122.1 m<sup>2</sup> ... 1315 ft<sup>2</sup>

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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## 51 Newtown Bradford on Avon BA15 1NG

Situated in an elevated position enjoying views across the town an Edwardian 4 bedroom semi-detached property with private rear garden.

Tenure: Freehold

**£500,000**



## Situation

51 Newtown is situated in an elevated position, with roof top views across the town. 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.

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## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Solar Panels: Details available on request

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,154.64

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## Description

51 Newtown is a stone built, semi-detached Edwardian property positioned in an elevated position enjoying rooftop viewings across the town.

The property benefits from versatile accommodation arranged over 3 floors and briefly comprises a wonderfully light living room with Bath Stone fireplace and woodburning stove and a dual aspect kitchen dining room with door to the rear, courtyard style garden on the ground floor.

The first floor provides 3 bedrooms and a family bathroom, whilst upstairs again gives a fabulous, triple aspect attic room which could be utilised as either a fourth bedroom or a further reception room to take in the glorious southerly vista. A door to the side of the room leads to an en suite shower room.

Externally, the property benefits from a walled garden with raised flowerbeds and mature planting. A path to the side of the house allows access to the rear.

Agents Note:- Solar panels, feed in tariff, diverter unit for using PV energy to power immersion heater in hot water cylinder.

## Accommodation

### Ground Floor

#### Entrance Hall

Accessed via a partially obscure, double glazed wooden front door with obscure glazed transom window over, wood flooring, stairs rising to first floor, understairs storage area with shelving, radiator, doors leading to living room and kitchen/diner, storage cupboard housing electric consumer unit and shelving.

#### Living Room

With bath stone fireplace having inset woodburning stove, front aspect double glazed sash windows, wall lighting, wood flooring, radiator.

#### Kitchen/Dining Room

With a range of hand built, solid wood floor and wall mounted units having butchers block style work surface area incorporating twin bowl ceramic sink and drainer with mixer tap, tiled windows cills, 2 side aspect windows, 2 rear aspect windows, partially glazed wooden door to rear garden, space for fridge/freezer, space and plumbing for washing machine, space for freestanding oven with stainless steel Neff extractor over, gas fired boiler providing domestic hot water and central heating, natural limestone tiled splashbacks, tiled window cills, wood flooring and terracotta tiled flooring, radiator, spotlights.

### First Floor

#### Landing

With door and stairs rising to 2nd floor, doors to bedrooms 1, 2, 3 and bathroom.

#### Bedroom 2

With front aspect double glazed sash windows, wood flooring, radiator.

#### Bedroom 3

With side aspect double glazed sash window, wood flooring, radiator.

#### Bedroom 4

With wood flooring, rear aspect windows, radiator, cupboard housing hot water cylinder and slatted shelving.

#### Family Bathroom

With rear aspect obscure double glazed sash window, low flush WC, solid wood vanity unit having inset wash hand basin with mixer tap and tiled splashback, panelled bath with rainforest shower head, handheld shower attachment and glazed folding shower screen, partially tiled walls. chrome ladder style radiator, downlighting.

### Second Floor

#### Bedroom 1

With partially restricted head height, triple aspect with 2 side aspect windows, front aspect Velux window enjoying wonderful views across the town, rear aspect Velux window, 2 radiators, eaves storage cupboards, further storage cupboard, downlighting, wood flooring, door to:-

#### En suite Shower Room

With low flush WC, pedestal wash hand basin, walk-in shower cubicle with rain forest head and separate shower attachment, rear aspect Velux window, downlighting, tiled flooring, partially tiled walls.

### Externally

#### Garden

The property is accessed via a wrought iron gate, set into a stone wall. A path, bordered by raised flowerbeds leads around the side of the house giving access to the rear garden.

The garden to the rear of the house has stone steps rising to a lawned area with raised, drystone wall flower borders planted with an array of cottage style plants and bulbs. The garden is well enclosed to all side by stonewalling.