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Bath & Bradford on Avon

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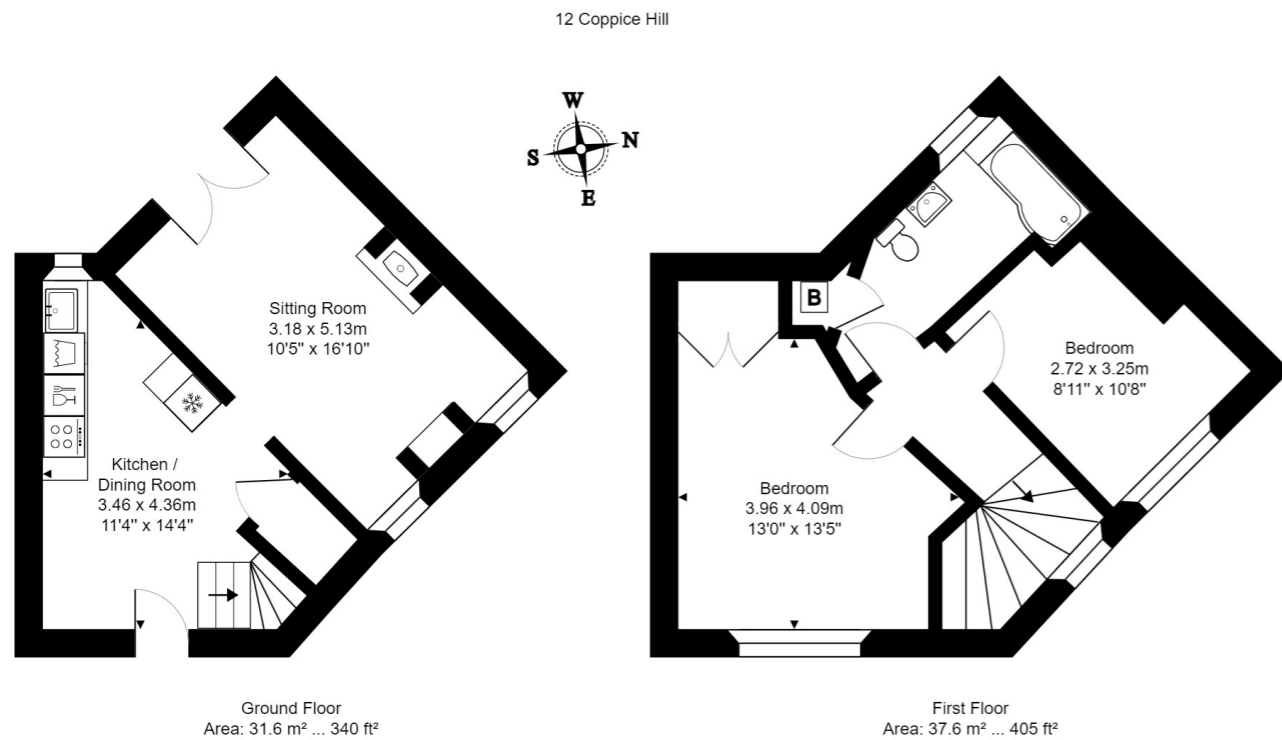
Bath & Bradford on Avon

Residential Sales



12 Coppice Hill, Bradford on Avon





Total Area: 69.2 m² ... 745 ft²

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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12 Coppice Hill Bradford on Avon BA15 1JT

Situated in the heart of Bradford on Avon, a Grade II listed 2 bedroom cottage boasting many original period features and a delightful sunny garden.

Tenure: Freehold

£360,000



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

12 Coppice Hill is an attractive 2 bedroom, Grade II listed cottage situated in a quiet residential area in the heart of Bradford on Avon just a short walk of the local amenities.

The cottage is flooded with light from the white wash walls and beams. The ground floor comprises of a kitchen/dining area with a range of country style units and integrated appliances and opens to the dual aspect sitting room with an attractive fireplace creating a key focal point and French doors leading out the delightful garden.

On the first floor there are 2 double bedrooms and a spacious bathroom.

Externally, the property has a detached garden that is a haven of peace and tranquility with a level lawn bordered by mature cottage garden plants including seasonal perennials, roses, apple trees, pear tree and box hedging. In addition, there is also an attractive patio area ideal for alfresco dining, a log store and a small outbuilding.

Accommodation

Ground Floor

Kitchen/Dining Area

Accessed via stable style door with tiled flooring, stairs rising to first floor, range of floor and wall mounted units having worktop incorporation stainless steel sink with mixer tap, electric fan oven, induction hob with extractor over, integrated dishwasher, space and plumbing for washing machine, rear aspect window with deep wooden cill, downlighting, feature whitewashed beam, understairs storage cupboard, open to:-

Sitting Room

With front aspect windows having shutters, rear aspect French doors giving access to the garden, wood effect flooring, feature whitewashed beams, downlighting, attractive fireplace with inset woodburning stove, granite hearth, wooden mantel and surround.

First Floor

Landing

With front aspect window having shutters, feature beam, access to loft space, limewashed tongue and groove doors to bedrooms 1, 2 and bathroom.

Bedroom 1

With front aspect stone mullion window, built-in wardrobe having cupboard over, whitewashed beam.

Bedroom 2

With front aspect stone mullion window having deep wooden cill, whitewashed beam, recessed shelving.

Bathroom

With WC, wash hand basin, bath having shower over, partially tiled walls, tiled flooring, chrome ladder style radiator, whitewashed beam, downlighting, extractor, rear aspect window with tiled cill, airing cupboard housing gas fired boiler providing domestic hot water and central heating.

Externally

Garden

The property has a detached garden that is a haven of peace and tranquility with a level lawn bordered by mature cottage garden plants including seasonal perennials, roses, apple trees, pear tree and box hedging. In addition, there is also an attractive patio area ideal for alfresco dining, a log store and a small outbuilding.

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 C – £2,154.64

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