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ESTATE AGENT

26 Church Acre, Bradford-on-Avon. BA15 1RL.

£320,000

Three bedroom semi-detached home in a popular spot. Some modernization required. South facing garden, garage & parking.

Church Acre is a sought after cul de sac on the popular Bath side of Bradford-on-Avon. There is level access locally to the Co-op, schools, pubs, church and country walks. Unusually this property has been in the same family for about 50 years. The classic "three bed semi" offers good accommodation and in this case a sunny south facing garden with patio & lawn plus a palm tree! The ground floor has an entrance hall and sitting room with fireplace. Adjoining this is the kitchen which has a garden room extension looking over the sunny garden – a great spot for breakfast or a cup of tea! Upstairs we find three bedrooms, two good doubles and a third single which has been used a home office. Lastly there is the bathroom with a white suite. Externally there is the south facing rear garden and driveway parking in front of the single garage to the front. It is fair to say that the property would benefit from some modernization, as such it offers a great opportunity for the lucky buyer to start a new chapter.

Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The nearby railway station offers a picturesque ride to Georgian Bath's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- Well located semi-detached house
- Some modernization required
- Three bedrooms
- South facing garden
- Sitting room & garden room **EPC - D**
- Garage & driveway parking **NO CHAIN**





Well located for schools

South facing garden

Garage & driveway

