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ESTATE AGENT



37 Winsley Road, Bradford-on-Avon. BA15 1QT.

£485,000

An attractive, three story character home on the north side of town with lovely room proportions & sunny rear garden.

This charming, mid terrace family home is well located with the town centre & schools just a short walk away. On arrival you immediately enter an entrance hall with good storage for coats, shoes & white goods so a perfect boot room! The modern galley kitchen / breakfast room faces the front & flows nicely from both ends to either the dining room or living room. The comfortable living room is a good size, full of character with feature fireplace overlooking the garden. The dining room adjoins the living room, is also full of character leading to the generous conservatory – this really is a lovely space that spills out into the garden. Both rooms have plenty of space for socialising & entertaining. Finally, there is a smart cloakroom. There are two bedrooms upstairs on the first floor which are light & airy. The master bedroom is a fabulous size with a feature fireplace, built in cupboards a pleasant outlook & family bathroom, with bath & shower. Lastly, there are two further double bedrooms with eaves storage & velux windows on the second floor – this house ticks all the boxes!

Externally there is mature, level sunny rear garden with patio area laid mostly to lawn with trees for shade & borders full of mature shrubs. There is also a large shed for storage at the bottom of the garden. N.B. There is a side gate to next should you need rear access. **EPC- D**

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.

- Character family home over three levels
- Four double bedrooms & bathroom
- Sociable galley kitchen / breakfast room
- Comfortable reception spaces
- Amenities & schools close at hand
- Generous sunny rear garden





*A well-presented character
home*

*Comfortably proportioned
reception spaces*

*A good sunny rear garden
with patio*

