



JEREMY JENKINS

ESTATE AGENT



17 Trowbridge Road, Bradford-on-Avon, BA15 1EE.

Guide Price £450,000

Four floors of period town house with level access to the station & town centre. Pretty garden & double carport.

Here we find flexible accommodation full of character features. The ground floor has a comfortable sitting room boasting a fireplace with wood burner & attractive timber floor. To the rear is the kitchen breakfast room & the lobby hallway with cloak room leading to the back garden. The cellar has been converted to an especially useful living space in this modern age; ideal as a home office, snug, playroom or dining room – your choice! On the first floor we have the main bedroom with beautiful floorboards, decorative fireplace & wardrobe. In addition, we find the family bathroom & unusually a separate shower room, a real bonus. The top floor has two further bedrooms both with a fitted wardrobe. The house is smartly presented offering comfortable living spaces.

The gravelled front garden is set behind a handsome stone wall with decorative post & wrought iron gate. The rear garden has a small patio seating area with steps up to the lawn past another patio. There is a raised deck for BBQ's in the sunshine and a path to the rear where we find a double car port and store. This is accessed from Trowbridge Road via a private lane with right of way to the rear of the house. The low maintenance garden is enclosed & secure with space for the *green fingered* to get stuck in!

Historic Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath city centre for high street shopping, entertainment, and night life.

- Four storey period home with fireplaces
- 3 bedrooms, bathroom & shower room
- Kitchen breakfast room & cloaks
- Sitting room plus office/snug
- Pretty gardens to front & rear
- Double carport

EPC - E





*Level access to the station
& town centre*

*Pretty townhouse over four
floors*

Double carport

