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ESTATE AGENT



9 Market Street, Bradford-on-Avon. BA15 1LL.

£275,000

A smartly presented, character home arranged over three floors, conveniently located with just a short walk down the hill to the local shops, amenities & train station.

The front door to 9 Market Street is tucked off the road away from the hustle & bustle! There is a useful porch, the perfect place for shoes, wellies and hanging coats. Once inside you will discover a hallway, a new bespoke well-designed kitchen and generous living room with fireplace & wood burner. From the living room up the stairs is an impressive light & airy double bedroom, again with fireplace and a new modern bathroom with natural light with bath & shower over the bath. Going up another level is a further double bedroom with characterful beams, dual aspect & a lovely outlook at the rear. There are clever hatches on all floors so you can get furniture up and down instead of using the winding staircase. The secret garden is accessed over the garden of number 10, is private, elevated and laid mostly to lawn.

The bustling historic town centre is on the doorstep and offers enviable market town amenities including: good schools; doctor and dentist; swimming pool and sports fields; library and music centre; many delightful places to eat and drink, charming shops and boutiques; plus of course beautiful canal, river and countryside walks. The railway station which is within walking distance offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and a little night life and ideal for commuting.

Note: This property is Grade II listed and is leasehold. The lease is for 999 years from 1990, ground rent is £35 pa, and there is no maintenance charge. **Available with no onward chain.**

- Period home in central location
- Two double bedrooms
- Bursting with character & period features
- Spacious living room
- Bespoke kitchen & modern bathroom
- Secret elevated rear garden & handy porch





Secret garden

Super, central location

Two double bedrooms

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