



32 Fitzmaurice Place, Bradford-on-Avon. BA15 1EL.

Guide Price £220,000.

A charming retirement cottage within a popular development, well located for the town centre.

Number 32 Fitzmaurice Place has a very pleasant outlook to both the front & rear. On the ground floor we find an entrance hall, kitchen breakfast room, utility/cloakroom and the sitting room diner with sliding patio doors leading to the rear patio garden. The patio area and communal garden is the perfect spot for soaking up the sunshine with a cup of tea whilst reading the paper or enjoying a good book! Upstairs are three bedrooms two with fitted wardrobes, two doubles and one single which would make an ideal study or hobby room, landing and finally the bathroom with shower.

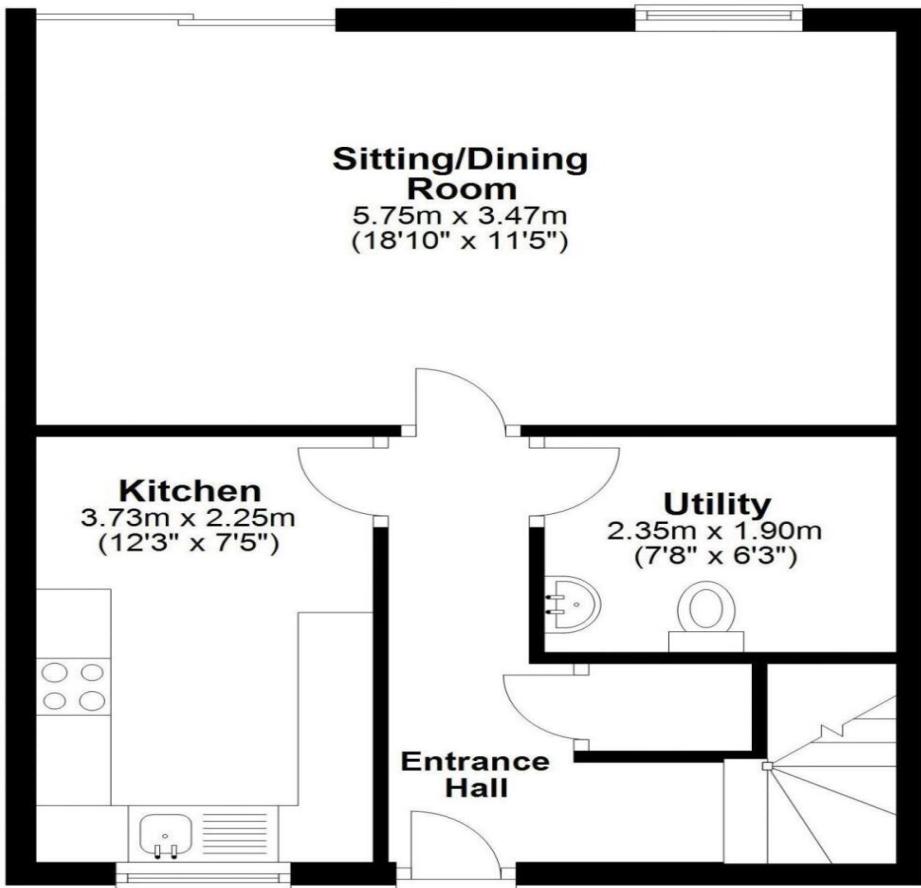
Ideal for downsizers! Fitzmaurice Place offers retirement properties in the centre of Bradford-on-Avon with a short walk to the market town amenities which include; - various shops and boutiques, many places to eat and drink, doctors and dentists, building society, swimming pool, river and canal walks, hairdressers, the Wiltshire Music Centre, churches and historical attractions, railway station and bus services. Fitzmaurice Place offers independent living with a resident's lounge, communal gardens and visitor parking. Available with no onward chain. **EPC – E.**

- Retirement cottage
- Three bedrooms
- Good sitting/dining room with patio doors
- Patio and communal gardens
- Kitchen plus utility/cloakroom
- Shower room – **NO ONWARD CHAIN**



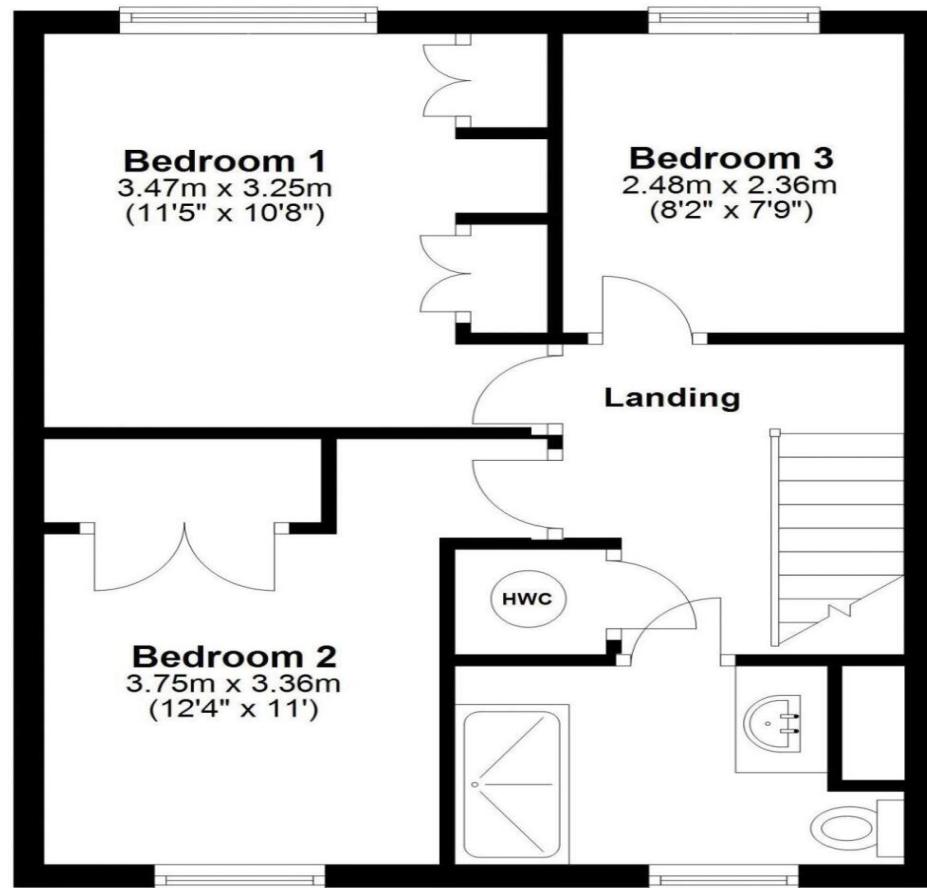
Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 83.9 sq. metres (903.3 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.

