



**JEREMY JENKINS**

ESTATE AGENT

# 34 Downs View, Bradford-on-Avon, BA15 1PN.

**Price: £375,000**

**Sunny rear garden, open plan kitchen/diner, lounge, three bedrooms, garage & driveway parking. No onward chain.**

This extended semi detached family home has a front porch leading into the entrance hall with comfortable ground floor living spaces. The heart of the home will be the generous open plan kitchen dining room and flexible study with patio doors into the rear garden – ideal for cooking & chatting with friends & family. The cosy sitting room is at the front of the house with fireplace. The garage can be accessed from the entrance hall. The first floor has two double bedrooms; one each to the front & rear. The third bedroom is a single, a strong contender for home office should one be required. Lastly, we find a family bathroom.

Externally the front garden is both pretty & private. The generous rear garden catches the sunshine, has a level lawn, patio seating area and is planted nicely. **AVAILABLE WITH NO ONWARD CHAIN. EPC – TBC.**

Downs View is very well located for access to the bus services into Bath. It is in the catchment area for St Laurence Scholl, a highly sought after secondary with good Ofsted report, which is a short walk away. There is easy access to the historic market town centre with its 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 and Bristol city centres for high street shopping, entertainment and night life.

- Tucked away in a peaceful location
- Kitchen/diner open plan to study area
- 3 bedrooms & family bathroom
- Garage & driveway parking
- Light & airy living room into kitchen diner
- Peaceful, sunny mature garden. No chain





*Cul de sac location*

*Light & airy throughout*

*Sunny garden & garage*

