



76 Downs View, Bradford-on-Avon, BA15 1PW.

Price: £325,000

Sunny south facing garden, kitchen/diner, lounge, three bedrooms, utility/cloaks & garage. Most boxes ticked in a good location.

The front porch leads into the entrance hall & the comfortable ground floor living spaces. The heart of the home will be the large kitchen dining room which spans the width of the house & looks onto the sunny rear garden – ideal for cooking & chatting with friends & family. The cosy sitting room is at the front of the house boasting a fireplace. Adjoining the kitchen & leading to the garden is the utility room & WC. The first floor has two double bedrooms; one each to the front & rear. The largest is at the front with built in cupboard & airing cupboard. The third bedroom is a single, a strong contender for home office should one be required. Lastly, we find a bathroom.

Externally the front garden has fragrant Lavender alongside gravel beds. The small rear garden enjoys a south facing aspect, a level lawn, patio seating area, gravel beds & space for a variety of colourful pots. The garage is located in a nearby block a short walk away.

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.

- Well located terraced home
- Kitchen breakfast room & utility
- 3 bedrooms, bathroom & WC
- Garage in nearby block
- Sitting room with fireplace & study/bed 3
- Manageable, enclosed garden.





Well located

Comfortable living spaces

Sunny garden & garage

