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ESTATE AGENT

56 Upper Regents Park, Bradford-on-Avon, BA15 1EB.

price: £335,000.

Well located near the town centre. Two double bedrooms, kitchen breakfast room, lounge, conservatory, downstairs loo, garden & garage. NO CHAIN.

This end of terrace home is set in a quiet location. The entrance porch leads into the well-proportioned reception which has a large picture window at the front. Adjoining this is the kitchen breakfast room which spans the width of the house & overlooks the garden. The ground floor has a couple of extras not usually found in these houses. Firstly, we find a downstairs loo in a small front extension; to the rear there is conservatory leading off the kitchen breakfast room. Upstairs are two double bedrooms, one at the front, one to the rear. Between them we find the shower room. Being end of terrace the interior benefits from windows to one side allowing for more natural light to flood in.

Externally is a front garden with lawn, shrubs & a tree. To the rear there is an enclosed courtyard garden with side gate & useful shed. This is paved for low maintenance with a few planted beds & shrubs; quite enough for those just wanting to potter about!

Upper Regents Park is well situated near the railway station & beautiful walks yet in heart of historic Bradford-on-Avon. The town 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 and Bristol city centres for high street shopping, entertainment and night life. **EPC – C.**

- Excellent location near the town centre
- Two double bedrooms & shower room
- Kitchen breakfast room
- Lounge 16'2 x 13'0
- Conservatory & downstairs loo
- Garden & garage in a block. **NO CHAIN.**





*2 bedrooms, bathroom &
downstairs loo*

*Kitchen breakfast room,
Lounge & conservatory*

*Garden & garage
NO CHAIN*

