



JEREMY JENKINS

ESTATE AGENT

238 Trowbridge Road, Bradford-on-Avon, BA15 1EY.

Price: £515,000

An individual detached home with level access to the town centre & station. Three bedrooms, two receptions & conservatory. Two garages & loads of parking. NO CHAIN.

Built in 1971 "Kestrel" is a detached home set back from the popular Trowbridge Road. The ground floor has a welcoming entrance hall which leads into the living room which sports a fireplace a large window so there's floods of natural light; a feature of this house. Adjoining this we find the separate dining room & sunny conservatory/garden room which leads to the garden. The kitchen is at the front of the house & leads to a side lobby accessing the garden & driveway in front of the garages. Lastly there is a cloakroom. Upstairs there are three bedrooms; the two doubles have cupboards & views over gardens & trees. The third is a single at the front of the house. All three share the modern shower room. The property further benefits from solar panels hence the impressive EPC – B rating, vital these days!

Externally there is private a low maintenance garden, mostly paved with a small lawn & green house. Perfect for pottering about without excessive labour! The front offers lots of parking on the gravelled driveway & access to the two garages to one side. The plot might be suitable for extending the house in a manner similar to its neighbour – subject to planning permission as usual; an intriguing possibility.

Bradford-on-Avon 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 - B

- Individual detached home with leafy view
- Sunny conservatory/garden room
- 3 bedrooms & smart shower room
- 2 garages & ample driveway parking
- Sitting room & separate dining room
- Low maintenance gardens. **NO CHAIN**





*Unique detached home.
NO CHAIN*

*Low maintenance,
private gardens*

*Two garages & stacks
of parking*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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