



JEREMY JENKINS

ESTATE AGENT

3 Sladesbrook Close, Bradford-on-Avon. BA15 1TD.

£475,000

A large & well-located family home. Ample & generously proportioned accommodation including four double bedrooms. An exciting project!

The ground floor has a welcoming entrance hall with a high stairwell sporting a large window letting the light flood in. There are presently three reception rooms; a good sitting room with fireplace which adjoins the dining room with an extension at the rear. We find a separate study or snug too. The kitchen leads to a garden room which looks onto the garden and lastly the cloak room. Upstairs are four double bedrooms and both a shower room and separate cloak room. Three of the bedrooms have built in wardrobes. It is fair to say that the house needs modernisation and possible remodelling. This represents an exciting opportunity in a good location. Offered with no onward chain.

Externally there is a lawned front garden beside the driveway which offers parking in front of the integral garage. To the rear is a broad lawned garden with trees, flowerbeds and borders creating shady spots in the sunshine & offering a degree of privacy. There is a patio seating area, shed & greenhouse plus rear access to the garage. There is plenty of room for children & pets to run around & certainly enough to occupy the experienced or aspiring gardener. This is a lot of house & garden with easy access to schools, shops, church & the Castle pub.

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.

- Family home in need of updating
- Kitchen, garden room & cloakroom

- Four double bedrooms
- Good gardens to front & rear

- Three good receptions
- Garage & off-street parking

EPC - D

NO CHAIN





Four double bedrooms

Plenty of room to modernize

Garden, garage & parking

