



**JEREMY JENKINS**

ESTATE AGENT

# 23 Baileys Barn, Bradford-on-Avon, BA15 1BW

## Asking Price: £475,000

**Three-bedroom townhouse with canal side walks & views.  
Super living spaces over three floors, garage & west facing garden.**

The ground floor has a welcoming entrance hall leading to the garden room or study & the utility room; both open onto the west facing garden. We also find the cloakroom & internal access to the garage. The first floor is the heart of the home; a very comfortable & relaxing space for friends & family alike. The "L" shaped kitchen dining room opens into the sitting which spans the width of the house & looks over the garden to the canal & towpath. The top floor has three bedrooms. The main bedroom & ensuite bathroom are at the front of the house. The remaining two bedrooms are at the rear enjoying a pleasant outlook; one is a double the other a single. The property is smartly presented throughout & exudes an atmosphere of calm, comfort & relaxation – a homely combination!

Externally there is a west facing paved rear garden set over two terraces. Immediately outside the house we have a seating area with plenty of space for colourful pot plants alongside raised beds to each side. The lower level has a useful shed presently used as a summer house. To the front there is driveway parking in front of the integral garage. This a super home in an attractive location – essential viewing material.

Baileys Barn is a popular location on the south side of the historic town centre. It is conveniently situated for local schools & amenities, these include: doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The railway station & bus service offer a picturesque ride to Georgian Bath's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- Well located town house
  - Three bedrooms ensuite & bathroom
  - Open plan kitchen & dining room
  - Sitting room with views
  - West facing garden
  - Garage & driveway parking
- EPC - C**





*Comfortable living over  
three floors*

*Good location for amenities  
Et canal side walks*

*West facing garden.  
Garage Et parking*

