



JEREMY JENKINS

ESTATE AGENT

2 Rosemary Walk, Bradford-on-Avon, BA15 1BP.

Guide price: £665,000

Tucked away off Church Street in the historic town centre. Beautifully designed & executed townhouse. Views, comfort, gardens & parking.

Rosemary Walk is a very sought-after location bang in the middle of town yet tucked away from traffic & tourists. Number 2 is a fabulously presented modern home offering flexible & comfortable living spaces over three floors. The ground floor has a welcoming entrance hall with useful cupboard, a double bedroom and bathroom with both bath and shower cubicle. The first floor is fashionably open plan. The sitting room is at the front of the house with a pleasant outlook & feature fireplace with remote control gas coal effect fire. The bespoke kitchen dining room leads out onto the pretty garden seamlessly linking the two spaces. There is a range of smart units with blue pearl marble tops, built in appliances & range cooker. The top floor has two further bedrooms. The master is at the front with views, the other looks over the landscapes rear garden. Both have ensuites & built in wardrobes. This is essential viewing for the discerning buyer & the ideal "lock up & leave" property for the frequent traveller or second homeowner.

The property is approached by steps & the attractive garden to the front door, here we find gravel beds with planted beds & borders. The rear garden is terraced & once again designed for relaxation over maintenance! The imaginative Japanese style landscaping offers a patio seating area immediately outside the kitchen dining room with steps to a second, elevated seating area with a soothing koi pond – the perfect spot under the oak pagoda to soak up the sunshine with a good book & a cup of tea. There are two private allocated parking spaces for the property.

Rosemary Walk is supremely well situated off Church Street 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.

Council tax band F, £2,924.32 for 2020/2021.

- Superbly remodelled town house
- Excellent town centre location
- 3 double bedrooms, 3 bathrooms **EPC - C**
- Wonderful open plan kitchen/living space
- Beautifully landscaped gardens
- Two private parking spaces **NO CHAIN**





*Three double bedrooms &
three bathrooms*

*Superbly remodelled &
modernised*

*Gardens & two private
parking spaces*

