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ESTATE AGENT

April Cottage, 4 Sladesbrook, Bradford-on-Avon. BA15 1SH.

Guide price £280,000.

April Cottage is an elevated, pretty character cottage on the Bath side of town – with a pleasant walk down to the town centre, train station & amenities.

The cottage has been recently refurbished with accommodation laid out over three levels. The living room on the ground floor is full of character with a feature fireplace with inset log burner, alcove spaces and exposed stonework. The light & airy kitchen diner is on the second floor, has a lovely outlook, is modern with built in appliances and granite worktops; the ideal space for sociable cooking & entertaining. The new bathroom, with bath & shower over it is also on this level. Finally, we find two bedrooms on the top floor.

At the back of the house, off the first half landing is a low maintenance, west facing decked garden with space for a table & chairs and somewhere plant some pots and be creative. There are steps down to the driveway where there is parking for two cars & an area to store bins out of sight. Bus stops & Christchurch primary school are on the doorstep. The town centre & amenities are a short walk down the hill. Would work well for first time buyers or as a holiday let. Available with no onward chain. **EPC - E.**

Bradford-on-Avon offers enviable market town amenities a short walk away 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 city centre for high street shopping, entertainment and night life.

- Character cottage
- Two bedrooms
- Light & airy kitchen diner with nice view
- Living room with feature fireplace
- Low maintenance courtyard garden
- Driveway parking for two cars – **No chain**





Pretty period cottage

Courtyard garden

Driveway parking

