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ESTATE AGENT

Parva, Coppice Hill, Bradford-on-Avon. BA15 1JT.

Guide Price £200,000

Gloriously grotty! A pretty period cottage in a super central location; One up – one down, courtyard. Bundles of opportunity!

Such opportunities are few and far between. Parva is a tiny cottage set away from the hustle & bustle of traffic & tourists on Coppice Hill – Bang in the centre of historic Bradford-on-Avon. The town's enviable amenities are only a short walk away.

Parva is essentially a two-room property, both open plan, one on each of the two floors. The ground floor has a shower & basin as well as a water closet – the W.C.! Double doors lead out onto the courtyard garden which has a small store and flagstone seating area. We also find a peculiar fluted pillar which is possibly structural? A staircase takes us to the first floor. Up here the room has three attractive decorative windows to the rear, access to the loft space and an open plan kitchen area too.

Parva has real opportunities to create a home, studio, office, holiday let, AirBnB, bolt hole, love nest or something else entirely.

Bradford-on-Avon boasts good schools, 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 nearby railway station offers a picturesque ride to Georgian Bath's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- Superbly central tiny cottage
- A project with opportunities

- “Primitive” facilities
- Courtyard garden

- One up – one down
- NO PARKING - NO CHAIN

EPC - E





Well located period home

Primitive facilities!

Courtyard garden

