



**JEREMY JENKINS**

ESTATE AGENT



# 46 Budbury Close, Bradford-on-Avon. BA15 1QG.

## Guide Price £420,000

**A detached bungalow in a peaceful cul-de-sac with two receptions, manageable garden to the front, side & rear, garage & gated driveway parking in a very sought after location on the north side of town.**

Number 46 has a porch on arrival, entrance hall with built in cupboard & two bedrooms, both facing the front of the property plus adjoining bathroom with bath & shower over. The property then flows nicely into an open plan dining room and lengthy living room with lovely large windows overlooking the garden. There is a small conservatory leading off the living room out into the manageable garden. Lastly, we have the kitchen & two substantial cupboards in the hall. This is the perfect home for downsizers!

Externally we find a very pretty, private front garden, low maintenance landscaped rear garden that catches the sunshine with a good patio area, some gravel & mature borders. The home benefits from a garage and ample gated driveway parking. Available with no onward chain. **EPC – C.**

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.

- Detached bungalow in sought after location
- Light & airy reception rooms
- Two bedrooms
- Pretty gardens to front, rear & side
- Kitchen & separate dining room
- Garage & ample gated driveway parking





*Detached bungalow*

*Garage & gated parking*

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