



JEREMY JENKINS

ESTATE AGENT



10 Sully, Bradford-on-Avon. BA15 1FP.

£425,000

A contemporary, three storey town house situated in the popular Kingston Mills development, with a short, level walk to the town centre, train station & amenities.

This home is beautifully presented and light & airy throughout with plantation style shutters on all the windows. The main living area on the ground floor works well as a living room with space to dine, has floor to ceiling windows overlooking the garden and links well with the modern kitchen with integrated appliances. There is also an essential cloakroom on the ground floor. On the first floor we find a large, lengthy bedroom, again light & airy, the third bedroom and family bathroom. Finally, on the top floor is the master bedroom, generous in size with ensuite plus the bonus of a dressing room and some eaves storage.

Outside, is a fabulous, low maintenance and well thought out garden with patio area, perfect for catching the sunshine, clever planting of trees and shrubs and a rear gate leading out to the allocated parking. **EPC - B**

Kingston Mills is a popular spot just off the town centre yet set well away from traffic and tourists on the river side. It is a level walk to the bustling town centre's ample and varied amenities. 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.

- Beautifully presented townhouse
- Kitchen, dining & living area
- 3 bedrooms, master with ensuite
- Lovely rear garden
- Close to amenities and the train station
- Allocated parking for two cars





Popular central location

*Master with ensuite &
dressing room*

Beautiful garden

