



# 8B Budbury Tyning, Bradford-on-Avon. BA15 1QE.

## Guide Price £185,000.

**A well-presented, ground floor apartment on the popular north side of town with just a short walk to the town centre, train station & amenities.**

8B Budbury Tyning is a rare find; here we have a ground floor garden flat with its own private entrance at the front of the property. The property boasts a hallway which has space for hanging coats and storing shoes etc, a kitchen overlooking the front of the property, a living room diner with patio doors out to the rear garden, one double bedroom, bathroom & gas central heating. **Available with no onward chain.**

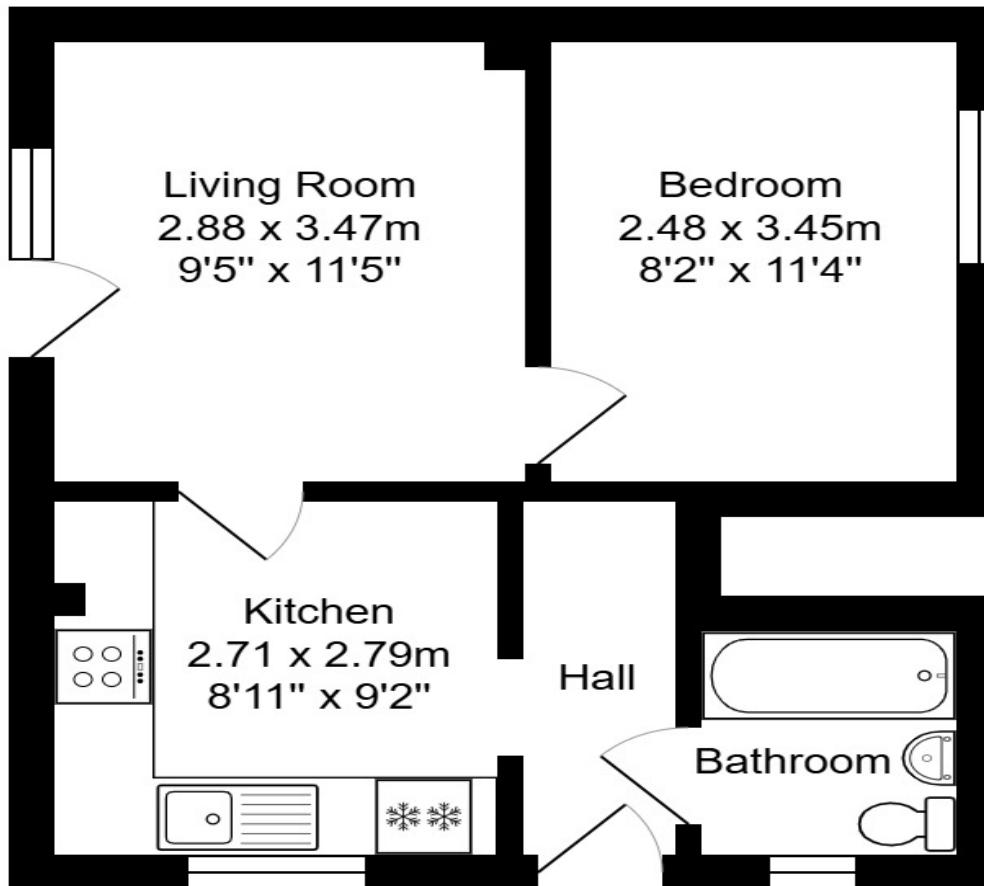
**EPC – C.**

Externally is a sunny rear garden laid to lawn with a patio area for outside seating & dining. Lastly there is shared driveway parking for one vehicle.

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.

- Ground floor garden apartment
- One double bedroom
- Kitchen – No onward chain
- Garden with patio area
- Living room with patio doors
- Bathroom with bath & shower





**Total Area: 33.3 m<sup>2</sup> ... 358 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here,  
measurements of doors, windows, rooms and any other items are approximate and  
no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

