



**JEREMY JENKINS**

ESTATE AGENT

# 9 Ivy Terrace, Bradford-on-Avon, BA15 1QW.

## Guide Price: £650,000

**Detached home tucked away in the town centre. Great views. Large gardens. Enormous potential! Lots of parking. NO CHAIN.**

Number 9 Ivy Terrace is hidden away at the end of a long winding leafy drive set on the hillside off Masons Lane. The property is somewhat dated so offers an exciting opportunity for the lucky buyer to renovate, remodel & possibly extend. The ground floor offers plentiful & flexible accommodation. The heart of the home may well be the kitchen breakfast room & adjoining conservatory linking the home & garden whilst making the most of the views. There is a comfortable sitting room & separate dining room. On the garden side we find a garden room & study/bed 3 & a shower room. Upstairs there are two double bedrooms. One has extraordinary views & is triple aspect; the second has a fireplace & is dual aspect – there's lots of natural light! Lastly there is a large bathroom with fireplace.

Externally there are extensive & attractive gardens. These are gently terraced & laid to lawn with flowerbeds & vegetable garden. Immediately outside the conservatory there is a patio seating area & another paved dining area further up the garden. We also find a lower level below the driveway level accessed by steps. The long winding drive opens onto a gravelled parking area.

Historic 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 city centre for high street shopping, entertainment and night life.

- Secret central location with VIEWS
- Kitchen breakfast room
- Two bedrooms & two bathrooms
- Large gardens on various levels
- Four receptions & conservatory
- Ample driveway parking **NO CHAIN**





*Lots of potential in a superb  
central location*

*Views & Flexible spaces.  
NO CHAIN*

*Super gardens & ample  
driveway parking*

