



JEREMY JENKINS

ESTATE AGENT

18 Newtown, Bradford-on-Avon, BA15 1NE.

£400,000

Superb central location set above the bustling historic town centre. Attractive Grade 2 listed character home.

The ground floor comprises an impressive open plan kitchen family room with dining area, a fabulous stone fireplace with wood burner and seating area. We also find a sunken alcove beside the staircase. This sociable space also boasts a handsome beam and tiled floor. The first floor has three bedrooms; two doubles and a single, all three with cupboards. There is also a family bathroom. The top floor has a beautifully proportioned sitting room or fourth bedroom from which there are views across rooftops over the town centre and beyond. This lovely room is dual aspect with exposed floorboards and has a feature fireplace. From the landing on this floor there is access to the roof terrace garden which also offer views across rooftops to the pretty northern hillsides above the town. This is a very comfortable home with a calm relaxing atmosphere.

Please note that the property is Grade 2 Listed and that there is no off-street parking.

Newtown offers access to the centre's excellent amenities and transport links. 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.

- Well situated character home
 - Impressive kitchen family room
 - Three or four bedrooms
 - Character features
 - Top floor reception with fireplace & views
 - Roof terrace garden
- NO CHAIN**





Excellent central location

*Comfortable accommodation
over three floors*

Character features

