



JEREMY JENKINS

ESTATE AGENT



50 New Road, Bradford-on-Avon. BA15 1AP.

£350,000.

A smartly presented home, well located for amenities & schools with spacious accommodation.

We find a welcoming entrance hall on arrival with the open plan kitchen diner off to the left; a sociable space and surely the heart of the home with a modern kitchen and space for a good-sized kitchen table to gather round. The comfortable, light & airy living room has patio doors leading out to the rear garden. There is also a cloakroom and handy storage cupboard under the stairs. The first floor has three good bedrooms, master with ensuite, the third bedroom works well as either a bedroom or an office & finally a family bathroom. The house is well presented throughout offering comfortably proportioned accommodation with potential to go up into the loft if needed.

Externally, the garden is south-west facing, low maintenance with a large, decked area - perfect for outdoor entertaining and catching the sunshine. The property benefits from rear access to the double garage. Available with no onward chain.

Bradford-on-Avon offers enviable market town amenities a short walk away including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques. Within a short walk of the house, we come across good pubs 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.

- A well-presented home
- Lengthy kitchen diner & cloak room
- Three bedrooms, master with ensuite
- Enclosed south-west facing rear garden
- Living room with doors to the garden
- Double garage & parking **EPC - **





A well-presented home in a good location

Three bedrooms, master with ensuite

A sociable lengthy kitchen diner

