



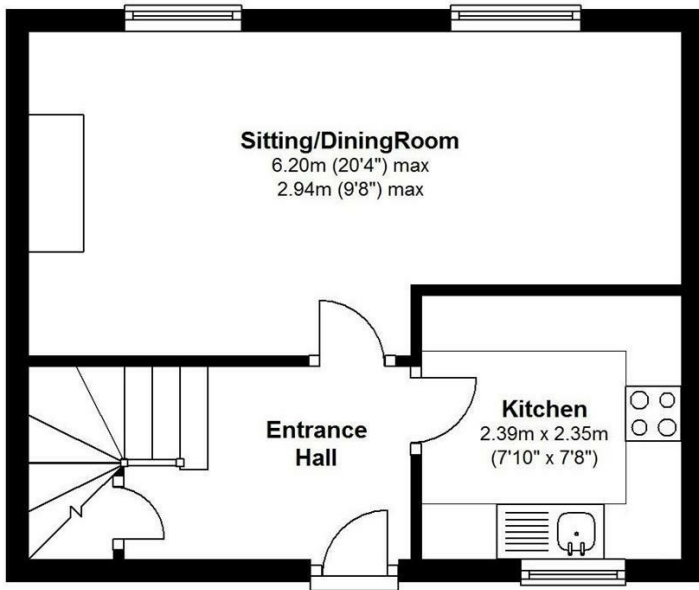
**1 Abbey Mill, Church Street
Bradford-on-Avon, Wiltshire BA15 1HB**

Guide Price £220,000

RETIREMENT COTTAGE available with no onward chain located in the centre of Bradford-on-Avon with local amenities on the doorstep.

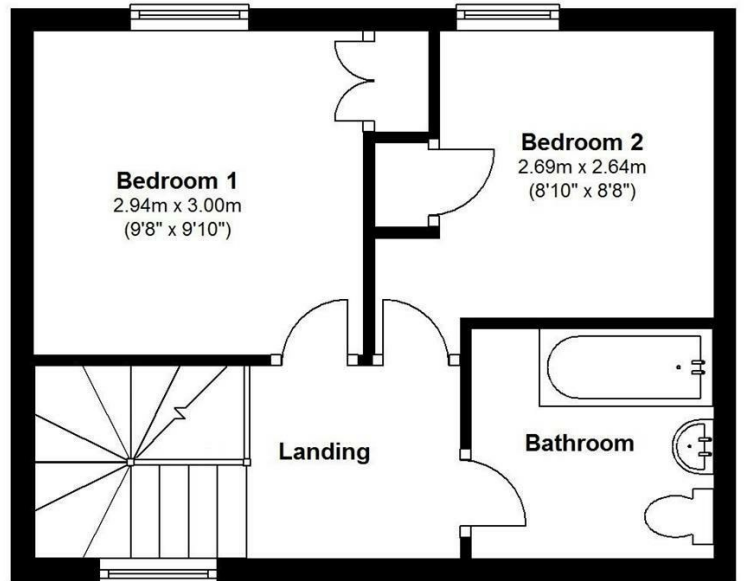
Ground Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 sq. feet)

Whilst every effort is made to ensure the accuracy of floor plans, door, window, room and any other measurements or the position of items are approximate and should not be used as such by any prospective purchaser. Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	