



JEREMY JENKINS

ESTATE AGENT

31 Huntingdon Street, Bradford-on-Avon, BA15 1RE.

Guide Price: £275,000.

A smartly presented cottage with courtyard garden. Well situated near the Co-op & amenities on the Bath side of town.

The well-proportioned sitting room has a pretty period fireplace with mantelpiece & hearth forming a fine focal point to the room. Adjoining the sitting room, we find the kitchen dining room with an array of cupboards over work tops & fitted units plus a gas hob with oven below. There is room for a breakfast table making this a very sociable space which also leads out onto the courtyard garden. Upstairs we find an impressive master bedroom spanning the width of the house. There is another attractive fireplace & two good built in cupboards. The second bedroom is a single which looks out to the rear of the house. Lastly, we have a bathroom with white suit. To the rear of the cottage is a courtyard garden offering a low maintenance outside space.

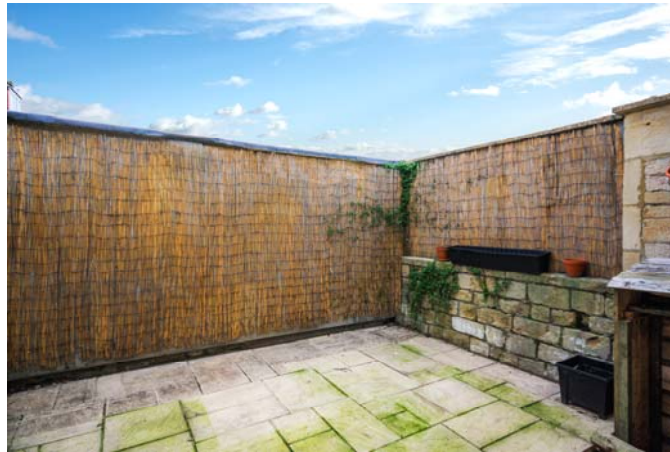
Interestingly we understand from our vendor that numbers 30 & 31 Huntingdon Street were formerly a small school. Sadly, this closed & the building stood redundant for about 40 years before being redeveloped as two houses approximately 20 years ago.

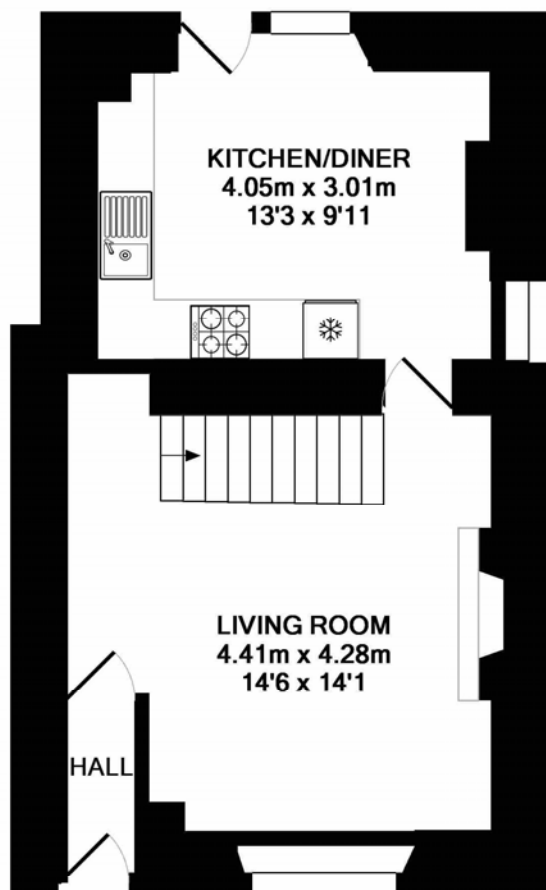
Bradford-on-Avon offers enviable market town amenities a short walk away including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath city centre for high street shopping, entertainment and night life.

- Pretty period cottage
- Sitting room with fireplace

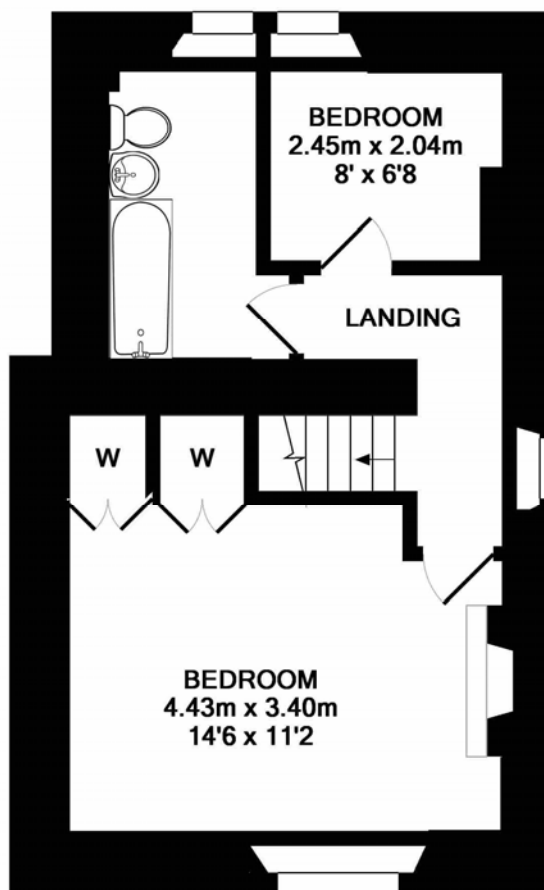
- Two bedrooms
- Courtyard garden

- Kitchen breakfast room
 - On street parking
- EPC - E**
NO CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 33.2 SQ.M.
(357 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.2 SQ.M.
(357 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.4 SQ.M. (714 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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