



11 Greenland Mills  
Bradford on Avon, Wiltshire, BA15 1BL



Impressive modern townhouse enjoying an enviable position within a private riverside cul-de-sac, enjoying views over the River Avon. Providing smartly presented, light and airy accommodation arranged over three floors, with a lovely courtyard garden, integral garage and driveway. Conveniently located within walking distance of the town centre, train station and many other local amenities, this superb property is likely to attract a high level of interest so early and decisive viewing is strongly advised.



Three Bedrooms  
Snug / Bedroom 4  
Sitting Room  
Kitchen/Dining Room  
Utility Room & Cloakroom  
Bathroom & En-Suite Shower Room  
Courtyard Garden  
Garage & Driveway  
Gas Central Heating  
Double Glazing

£600,000



## GREENLAND MILLS

Greenland Mills is a private development constructed in the late 1990's, situated adjacent to the River Avon, conveniently located within a short walk of the town centre. The residents of Greenland Mills have access to the communal riverside gardens and also benefit from riparian rights such as fishing.

## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

**Entrance Hall** Entrance door to front, stairs to the first floor with storage cupboard under, radiator, tiled floor.

**Snug / Bedroom 4** 3.50m (11'6") x 3.21m (10'6") max  
Double glazed double doors to garden, radiator.

**Utility Room** Double glazed door to garden, worktop space, eye level cupboard, ceramic sink with cupboard under, space for washing machine and tumble dryer, tiled floor, wall mounted gas boiler, built-in cupboard housing hot water cylinder.

**Cloakroom** Obscure double glazed window to front, close coupled WC, wash hand basin with cupboard under, radiator.

**Garage** 5.79m (19') x 2.63m (8'8")  
Up and over door to front, power and light connected.

### FIRST FLOOR

#### Landing

Stairs to the second floor, radiator.

**Sitting Room** 5.37m (17'7") x 5.04m (16'6") max  
Two double glazed windows to rear, two radiators, double doors to:

**Kitchen/Dining Room** 5.37m (17'7") x 3.83m (12'7")

Two double glazed windows to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, fitted electric oven and hob with pull out extractor hood over, radiator.

### SECOND FLOOR

**Landing** Loft hatch.

**Bedroom 1** 4.67m (15'4") x 3.21m (10'6") max  
Three double glazed windows to rear, built-in wardrobes, radiator.

**En-Suite Shower Room** Three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, tiled surround, extractor fan, heated towel rail.

**Bedroom 2** 3.66m (12') x 3.30m (10'10")  
Double glazed window to front, radiator.

**Bedroom 3** 2.69m (8'10") x 2.58m (8'6")  
Double glazed window to front, radiator.

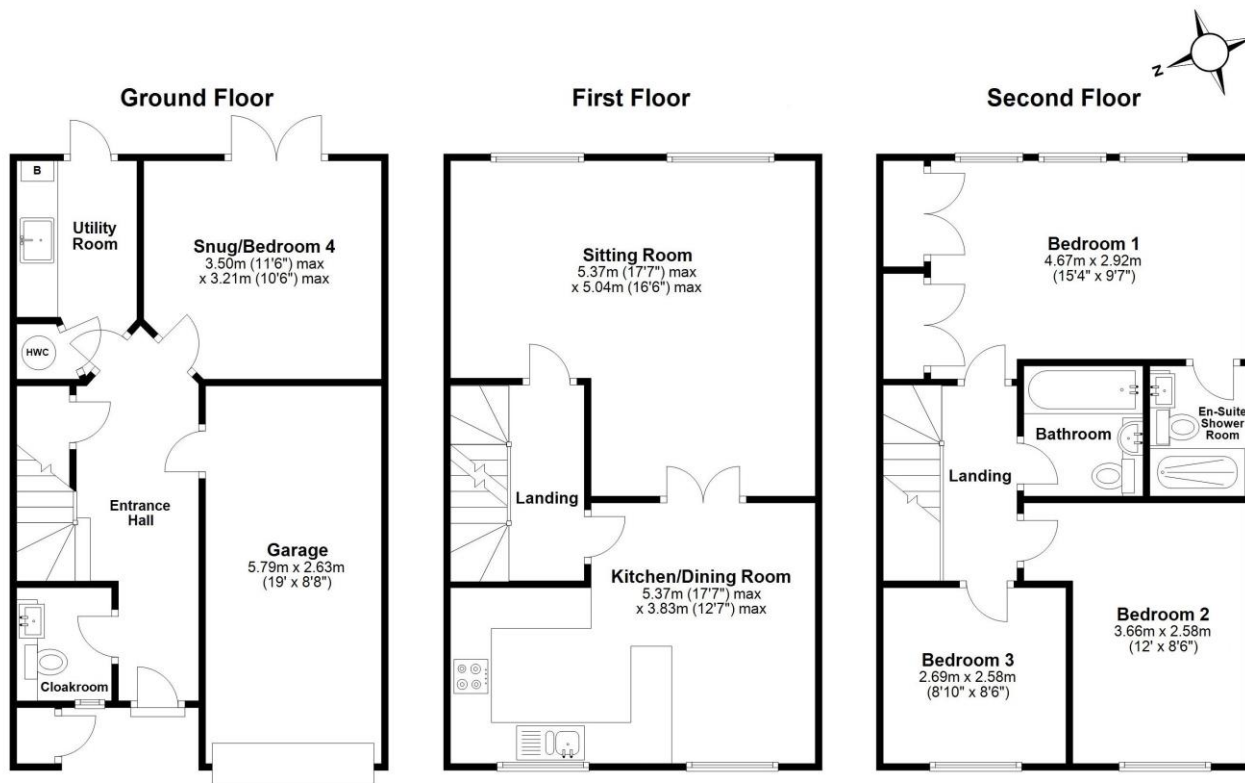
**Bathroom** Three-piece suite comprising bath with fitted shower over, wash hand basin with cupboard under and close coupled WC, tiled surround, extractor fan, heated towel rail.

**Council Tax** Band F - £3,128.82  
(April 2025 - March 2026 financial year).

**Tenure** Freehold.

**Estate Charge** £358.00 (January - June 2025).





Total area: approx. 141.2 sq. metres (1519.8 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.



**Viewing:** Strictly by appointment through the Agent Kingstons

**What3words:** ///neckline.landings.makeovers

**Directions:** From our office in Silver Street, proceed down the hill and straight over the mini roundabout. Proceed over the town bridge and turn immediately left onto Bridge Street. Continue over the train crossing and continue onto Greenland Mills where number 11 will be found on the left-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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