



**JEREMY JENKINS**

ESTATE AGENT





# 14 Hollybush Close, Winsley. BA15 2NL.

Price £310,000.

**An end of terrace home in the popular village of Winsley.  
Three bedrooms, kitchen breakfast room, lounge & dining room. Utility & cloaks.**

The welcoming porch leads to the entrance hall with the useful utility room & cloakroom on the left. On the right we find the lengthy dual aspect lounge & dining room with patio doors to the rear garden, perfect for summer days. The smart kitchen breakfast room is at the rear & looks onto the garden as well as having access to the garden. The first floor offers three bedrooms, two doubles at the front & a single to the rear. Two of these have cupboards or wardrobes plus one on the landing. Lastly, we find the family bathroom.

The front garden has a lawn & is skirted by a fine-looking fence & garden gate. The rear garden is landscaped for both entertaining friends & family & children play. There is a covered patio seating area with a step up to a barbequing & seating area which looks like the ideal spot for summer relaxation. Much of the rest is dedicated to children's play with bark chipping for soft landings! The keen gardener could relawn this area and get stuck into some *green fingered* wholesomeness!

Winsley is a sought-after village between Bath and Bradford-on-Avon. It is very well served by amenities having an excellent farm shop with café, pub, health centre, church, village hall, bowls & cricket clubs, primary school and good bus links. Bradford-on-Avon offers enviable market town amenities 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 and Bristol city centres for high street shopping, entertainment and night life.

**EPC - C**

- End of terrace village home
- Three bedrooms
- Through lounge & dining room
- Kitchen breakfast room
- Utility & cloakroom
- Landscaped & enclosed rear garden





*Three bedroom home in sought  
after village of Winsley*

*Good dual aspect lounge  
dining room*

*Gardens to both front & rear*

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