



**JEREMY JENKINS**

ESTATE AGENT



# Pear Tree House, 27a Churches, Bradford-on-Avon, BA15 1RD.

## Guide Price: £350,000

**Smartly presented home on the popular north side of town with access to schools & amenities. Comfortable accommodation. South facing level garden & parking for four cars!**

A smartly presented home designed & converted circa 2019. Beyond the entrance hall the ground floor is fashionably open plan. The smart modern kitchen is at the front of the house & adjoins the long reception which is informally split into dining area & sitting room with patio doors opening onto the sunny south facing garden. This flexibly social space is the heart of the home; ideal for cooking, eating & drinking with friends & family or spilling out onto the garden in the summer for parties & BBQ's. The first floor has a good double bedroom looking south over the garden at the rear. The second is at the front, as is the main bathroom. The loft room is a useful space for a home office, hobby room or occasional bedroom? There is also a shower room with WC. This also looks out over the rear garden. Offered with NO CHAIN.

The sunny south facing rear garden is mostly lawned with a patio seating area & deck. There are two trees, flower beds & a useful garden shed – enough for the keen gardener or children to safely run & play. To the front of the house there is a large driveway offering parking for up to four cars (dependent on size!). Seasoned viewers in Bradford-on-Avon will appreciate this tremendous boon!

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.

- Comfortable terraced home. NO CHAIN.
  - Smart modern kitchen
  - Two bedrooms & loft room/office
  - South facing enclosed garden
  - Open plan lounge dining room
  - Driveway parking for four cars
- EPC - C**





*Two bedrooms & loft room  
NO CHAIR*

*South facing level  
garden*

*Driveway parking for  
FOUR cars*



