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**JEREMY JENKINS**

ESTATE AGENT

# 95 Leigh Park Road, Bradford-on-Avon, BA15 1TG.

## Guide Price: £370,000

**Well located home in popular cul de sac. Three bedrooms, good level garden, garage & parking.**

The sitting room is situated at the front of the house with exposed floorboards & a fireplace. The dining room has sliding patio doors to the rear garden & adjoins the kitchen; some may wish to "knock them through" to create the fashionable & nearly ubiquitous kitchen diner. The kitchen sports a range of units, fitted hob & oven with extractor hood plus the side door to the garden, garage & path to the front of the house. The first floor offers three bedrooms; two doubles, one each to front & rear plus a single bedroom and the family bathroom. It is fair to say the comfortable living spaces would benefit from updating & possibly the aforementioned remodelling of the kitchen & dining room dependent on taste.

Externally there is a west facing rear garden which wraps around the rear of the garages adding an extra & unexpected dimension to the outside space available. The detached garage is at the side of the house and has driveway parking in front of it.

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.

- Well located semi-detached home
- Kitchen & adjoining dining room

- Three bedrooms
- Garden with an extra bit too...

- Living room with fireplace
- Garage & driveway parking

**EPC - D**





*Popular cul de sac  
location*

*Three bedrooms & two  
receptions*

*Good level rear gardens  
Garage & parking*

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