



JEREMY JENKINS

ESTATE AGENT

14 Boswell Road, Westwood, BA15 2BY.

Asking price: £310,000.

Popular village home near Bradford on Avon. Three bedrooms, two bathrooms, two receptions, garage & workshop. **NO CHAIN.**

This one is well located for the primary school in this sought after village. The porch leads us into the entrance hall; to one side is the modern shower room, great for muddy kids & dogs! The sitting room & dining room are more or less open plan creating a dual aspect reception room looking out to both front & rear. Adjoining the dining room is the modern fitted kitchen breakfast room with back door to the rear garden. Upstairs are three bedrooms; two doubles looking out to the front, a smaller one to the rear overlooking the garden, all three have fitted cupboards or cupboards. We also find the bathroom & separate W.C. Externally is a low maintenance garden, mostly gravel beds with smaller planted borders & space for colourful pot plants. To the rear of the garage is a fabulous workshop extension with three phase power for some "real" engineering! This useful space could just as easily be a brilliant studio or home office. A comfortable home in a good location, essential spring viewing. **EPC – C.**

Westwood is a thriving community driven village with a primary school, a good pub in the village, walks to Avoncliff on the river, church, and village store, post office, village hall & local bus service. Historic 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 stations at Bradford-on-Avon & Avoncliff offer a picturesque ride to Bath for high street shopping & entertainment.

- Village home near Bradford on Avon
- Three bedrooms & two bathrooms
- Kitchen/breakfast room
- Sitting room & dining room
- Low maintenance garden
- Garage & workshop
- NO CHAIN**





*Three bedrooms &
two bathrooms*

*Popular village location
NO CHAM*

*Low maintenance garden,
workshop & Garage*

