



**JEREMY JENKINS**

ESTATE AGENT





# 30 Huntingdon Street, Bradford-on-Avon. BA15 1RE.

## Price: £425,000

Smartly presented & well extended home close to schools & amenities. Non estate location on the popular north side of the town. NO CHAIN.

The ground floor has an entrance hall which opens into the first reception which is presently used as the dining room. Adjoining are both the sitting room & kitchen breakfast room. Both are at the rear of the house and look across the enclosed rear garden. The smartly fitted kitchen breakfast room has broad patio doors seamlessly linking the house garden, great for parties & BBQ's in the summer. The first floor three bedrooms, two are good doubles, one of which is dual aspect making for lots of natural light. The third is presently used as a home office. This is a uniquely individual home in a popular non estate location with NO CHAIN.

Externally there is an enclosed rear garden designed for low maintenance & maximum relaxation. It sports an astro turf lawn seating area plus a patioed BBQ area with adjoining path. There is a store shed & side access to the gravelled driveway parking.

Huntingdon Street is conveniently situated for local schools & amenities, these include; - doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The railway station offers a picturesque ride to Georgian Bath's city centre for high street shopping, masses of restaurants, tourist attractions, entertainment and night life.

- Beautifully presented home
- Sitting room & separate dining room

- Three good bedrooms
- Low maintenance garden

- Kitchen breakfast room
  - Driveway parking
- EPC - D**  
**NO CHAIN**





*3 bedrooms, 2 receptions & kitchen breakfast room*

*Good location for amenities and local schools*

*Low maintenance garden & private driveway parking*



