



JEREMY JENKINS

ESTATE AGENT

33 Winsley Road, Bradford-on-Avon, BA15 1QT.

£750,000.

Well located period home with glorious south facing gardens & private parking. Five beds, two good receptions & study or snug. **NO CHAIN.**

The ground floor has two well-proportioned receptions both looking along the length of the garden. Both have a fireplace; the sitting room has a wood burner whilst the dining room adjoins the kitchen. There is also a large entrance hall & cloak room. The first floor boasts three double bedrooms, two of which have views south over the garden. There is also a smart bathroom with free standing bath & shower cubicle. The top floor has two more bedrooms & the excellent snug or study area; this looks ideal as the children's realm! Good storage in the eaves. The house is smartly presented throughout, ticks a lot of boxes, offered with no chain & is essential viewing material.

Externally the property is approached through the south facing garden from the driveway parking area. The long garden is mostly lawned with sunny patio seating, further gravelled parking behind the high gates. There are shady trees, a summer house/shed or store. The driveway is set on The Wilderness off Conigre Hill. The official front door is on Winsley Road, possibly only used by the Post Office!

Well located for schools, bus stop & the convenience stores. 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. Many residents commute to Bristol & Bath by rail as well as further afield; there are useful links to London and Cardiff. The town is also well served by routes and proximity to the A4, A36 and the M4 corridor.

- Five bedrooms in a great location
- Comfortable living spaces over 3 floors
- Lounge, dining room & study/snug
- Gloriously long south facing garden
- Kitchen, cloakroom & good hallway
- Driveway parking
- NO CHAIN**





Period home with far more space than expected

Fabulously flexible living space

South facing gardens with parking

NO CHAIN

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