



No parking  
Residents  
and their  
visitors  
only



**JEREMY JENKINS**

ESTATE AGENT



# 9 Fitzmaurice Place, Bradford-on-Avon. BA15 1EL.

## Guide Price £260,000.

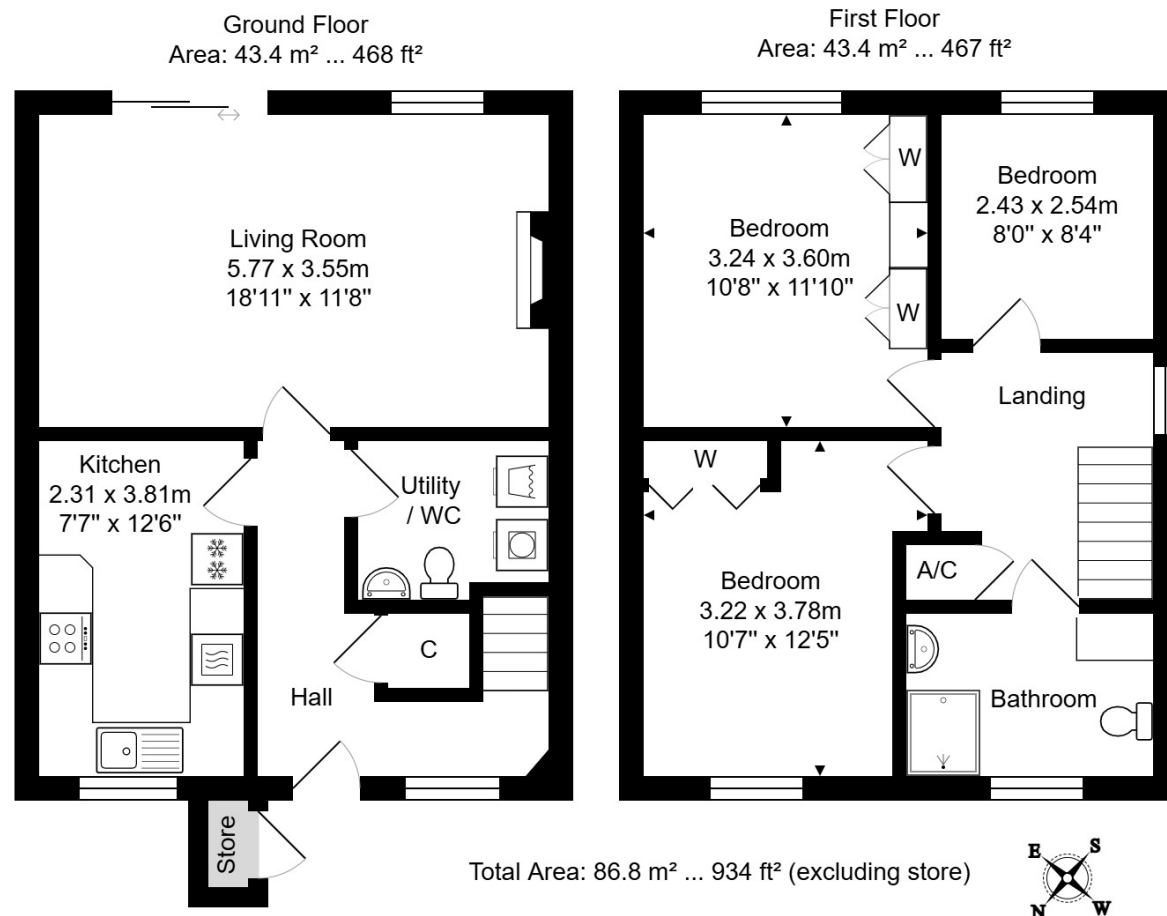
**A charming, semi-detached, retirement cottage well located for the town centre.**

Number 9 Fitzmaurice Place has a very pleasant outlook to both the front & rear. On the ground floor we find an entrance hall, kitchen breakfast room, utility/cloakroom and the sitting room diner with fireplace & sliding patio doors leading to the rear patio garden. The patio area and communal garden is the perfect spot for soaking up the sunshine with a cup of tea whilst reading the paper or enjoying a good book! Upstairs are three bedrooms two with fitted wardrobes, two doubles and one single which would make an ideal study or hobby room, landing and finally a modern bathroom with shower. The property benefits from modern electric heating.

Ideal for downsizers! Fitzmaurice Place offers retirement properties in the centre of Bradford-on-Avon with a short walk to the market town amenities which include; - various shops and boutiques, many places to eat and drink, doctors and dentists, building society, swimming pool, river and canal walks, hairdressers, the Wiltshire Music Centre, churches and historical attractions, railway station and bus services. Fitzmaurice Place offers independent living with a resident's lounge, communal garden and visitor parking. Available with no onward chain. **EPC – E.**

- Semi-detached cottage with nice outlook
- Three bedrooms
- Good sitting/dining room with patio doors
- Patio and communal garden
- Kitchen plus utility/cloakroom
- Shower room – **NO ONWARD CHAIN**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)



