



**JEREMY JENKINS**  
ESTATE AGENT



# 7 St Margarets Place, Bradford-on-Avon, BA15 1DT.

## Guide Price: £625,000

A simply beautiful, double fronted, period home with bags of charm, character & features hidden away in the historic heart of Bradford-on-Avon, a short walk from the train station.

The ground floor has a single, large reception stretching the full width of the house and boasting an impressive fireplace with wood burner. To the rear the kitchen leads out onto the attractively landscaped garden. The two upper storeys offer three bedrooms. The comfortable master bedroom has a window seat & a smart ensuite shower room. The second bedroom is also a double, the third is a good single and presently used as a very smart study. The second bedroom adjoins the spacious & attractive bathroom with walk in shower and roll top bath situated on the second floor. These upper two floors have a pleasant view over the gardens of the surrounding properties. Lastly there is attic space for storage.

The garden is at the rear of house. There is a central lawn with flowerbeds & borders plus paved seating areas. There is a rear access path along the terrace, which, we are informed, is never used. There is parking nearby on a first come first served basis.

St Margarets Place is very well located in the historic town centre yet set away from the traffic & the tourists. It is just a short walk to the station & 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.

- Unique Grade II listed home
  - Well located & rarely available
  - Three bedrooms, two bathrooms
  - Lovely sitting room with fireplace
  - Superbly presented
  - Pretty, level garden
- NO CHAIN**





*Superbly located*

*Beautifully comfortable  
accommodation*

*Pretty garden*



