



**JEREMY JENKINS**

ESTATE AGENT



# 30 Trowbridge Road, Bradford-on-Avon. BA15 1EP.

## Guide Price £525,000

**A classic Victorian terrace arranged over three floors with a southwest facing rear garden and short walk to the station, shops and local schools.**

Here we find flexible modern accommodation with character features. The ground floor has a lengthy, open plan, comfortable living/dining room with bay window & feature fireplace. To the rear is the kitchen breakfast room plus utility/lean to leading out to the garden. Lastly on the ground floor is the essential cloakroom. On the first floor we have the light & airy, generous principal bedroom. In addition, we find bedroom two further bedrooms & family bathroom with a bath and shower above it. The second floor has a double bedroom with Velux windows & eaves storage. The house is presented well throughout offering comfortable family living spaces.

Externally, the rear garden has lots of potential, faces southwest with an elevated shady decked space for outdoor table & chairs. There is also a small, mature front garden.

**EPC - D**

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 station offers a picturesque ride to Bath city centre for high street shopping, entertainment, and night life.

- Three storey Victorian family home
- Lengthy open plan living room diner
- 4 bedrooms & family bathroom
- Gardens to front & rear
- Kitchen breakfast room, utility/lean to & cloak
- Level access to the town, schools & train station





*Level access to the station  
& town centre*

*Victorian terrace over three  
floors*

*Lengthy, open plan living  
room diner*



