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ESTATE AGENT

109 Woolley Street, Bradford-on-Avon. BA15 1AL.

Guide Price: £650,000

A very attractive, refurbished & extended family home blending character with modern living in a tucked away, popular location.

A pretty home, very well presented throughout sporting some very modern elements which combine seamlessly with the original to create an instantly comfortable home. The accommodation is generous & well proportioned. The ground floor has a superb high specification fitted kitchen diner with underfloor heating & bifold doors out to the garden. Flowing from the kitchen diner is the very comfortable sitting room with log burner. One of my favourite rooms in the house is the generous boot room/utility – perfect for storage etc. We also find an essential WC. Upstairs are three bedrooms and the family bathroom.

The lovely garden has been carefully planted & landscaped. Mostly laid to lawn with mature trees & shrubs with clever seating areas. The peace and tranquillity is fabulous – must be seen! Note: the cottage is located down a public footpath leading off Woolley Street close to the excellent George pub, there is on street parking only.

The location is as attractive as the property; Woolley Street is a pretty and peaceful retreat from the hassles of the world. Set just off Woolley Street on the fringes of town it offers access to Bradford-on-Avon's ample amenities as well as the countryside. Within walking distance is a store & petrol station with shop. The local pub, The George, enjoys great acclaim.

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.

- Fabulous extended & refurbished home
- Lengthy sitting room with log burner
- Three bedrooms & family bathroom
- Generous landscaped gardens
- Superb kitchen diner out to the garden
- Boot room/utility & W.C. **NO CHAIN.**





Comfortable living spaces

Three bedrooms & Family bathroom

Lovely gardens in a peaceful tucked away spot

