



**JEREMY JENKINS**

ESTATE AGENT



# 8 Barton Close, Bradford-on-Avon, BA15 1EF.

Guide price: £735,000

A well-positioned townhouse close to the historic town centre & station. Large garage plus ample parking & sunny sun terrace!

Barton Close is a very sought-after location bang in the middle of town yet hidden away from traffic & tourists. Number 8 is a terraced home with flexible living spaces over three floors. The entrance hall has internal access to the garage and leads to a well-proportioned bedroom, reception, or studio room. There is also a utility & shower room. The first floor comprises an impressive open plan living space with kitchen, sitting room and dining area – patio doors open onto the broad sun terrace. The second floor has two bedrooms looking out to the front, the third, a single bedroom at the rear, is used as a dressing room. These are highly flexible living spaces to suit a variety of lifestyles. The property has underfloor heating & benefits from a new kitchen fitted two years ago & new boiler system fitted in December 2024. The house benefits from a Heat Recovery Ventilation System throughout. Number 8 Barton Close is offered with NO CHAIN.

Externally there is a useful rear courtyard garden. To the front there is driveway parking for three cars, 2 in front of the garage plus an extra space opposite. The southwest facing raised sun terrace is an attractive space with plenty of room for tables & chairs and plant pots. Great for parties to spill onto as well! The position is within earshot of the cricket fields just beyond the verdant treeline. These are rarely available – viewing is highly recommended.

Barton Close is supremely well situated near the railway station & beautiful walks yet in the heart of historic Bradford-on-Avon. The town 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 nearby railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life. **EPC – C.**

- Excellent town centre location with views
- Three or four bedrooms, two bathrooms
- Wonderful open plan kitchen/living space
- Utility room & internal access to garage
- Large garage & driveway parking
- Lovely sun terrace with view. NO CHAIN





*Three or four bedrooms &  
two bathrooms*

*Flexibly modelled living over  
three floors*

*Sun terrace, large garage  
& ample parking*

