



**JEREMY JENKINS**

ESTATE AGENT



# 6 Budbury Place, Bradford-on-Avon, BA15 1QF.

## Guide Price £525,000.

**A DETACHED, UPSIDE-DOWN FAMILY HOME SITUATED ON A CORNER PLOT ON THE FAVOURED NORTH SIDE OF TOWN, CLOSE TO LOCAL SCHOOLS & AMENITIES. AVAILABLE WITH NO ONWARD CHAIN.**

The ground floor offers well proportioned & flexible accommodation. One immediately steps into a spacious entrance hall from the enclosed porch. Here we have four bedrooms, shower room & cloakroom. Adjacent we have a further hallway & lobby leading to the integral garage. We also have a door out to the garden. The living space is all on the first floor via the open wooden staircase. There is a handy cloakroom and generous open plan kitchen diner plus a sunny sitting room with sliding doors out onto the balcony. Here we have lovely views & the perfect sun trap! Adjoining the kitchen, we have a separate utility area and a bonus study – ideal for working from home. The accommodation has been redecorated & sports new carpets.

Externally the mature garden wraps around three sides of the property. There is an integral garage and ample driveway parking. Available with no onward chain.

Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The railway station offers a picturesque ride to Georgian Bath for city centre shopping, lots of restaurants, tourist attractions, entertainment and night life.

- Detached home on a corner plot
- Four bedrooms on the ground floor & shower room
- Kitchen diner, utility, study & cloak
- Sitting room with balcony & views
- Manageable garden to three sides
- Garage & driveway parking NO CHAIN





## Ground Floor

Approx. 87.1 sq. metres (937.4 sq. feet)



## First Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 151.1 sq. metres (1626.4 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.



