



JEREMY JENKINS

ESTATE AGENT

8 Fitzmaurice Place, Bradford-on-Avon. BA15 1EL.

£265,000.

**Retirement cottage with sunny patio. Three beds, good lounge diner & kitchen breakfast room.
Well located for the town centre. NO CHAIN.**

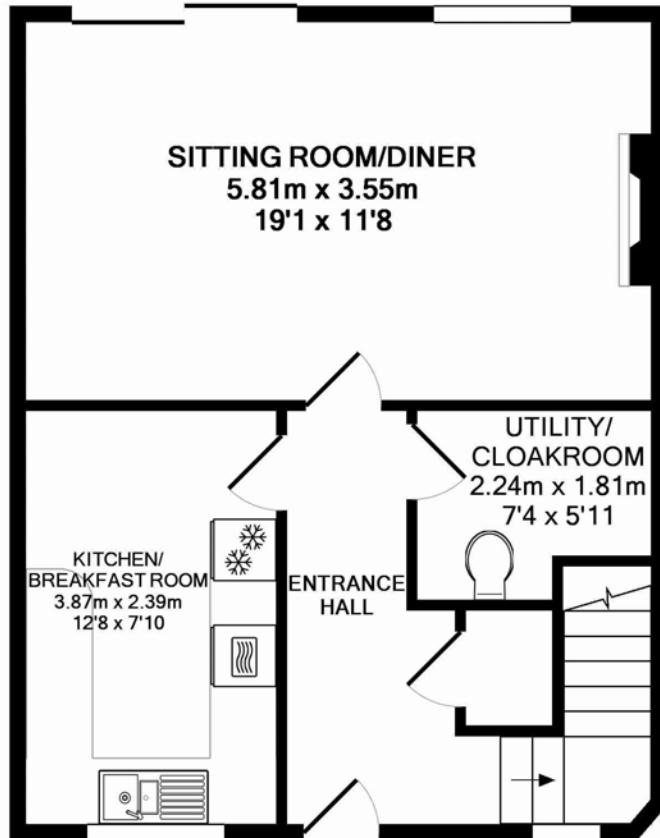
Number 8 Fitzmaurice Place has a very pleasant outlook to the front across the town & at the rear onto the gardens. On the ground floor we find an entrance hall, kitchen breakfast room, utility/cloakroom and the sitting room diner with fireplace & sliding patio doors leading to the rear patio garden. The patio area and communal garden is the perfect spot for soaking up the sunshine with a cup of tea whilst reading the paper or enjoying a good book! Upstairs are three bedrooms two with fitted wardrobes, two doubles and one single which would make an ideal study or hobby room, landing and finally a modern bathroom with shower. The property benefits from modern electric heating & a fitted stair lift, great futureproofing.

Ideal for downsizers! Fitzmaurice Place offers retirement properties in the centre of Bradford-on-Avon with a short walk to the market town amenities which include; - various shops and boutiques, many places to eat and drink, doctors and dentists, building society, swimming pool, river and canal walks, hairdressers, the Wiltshire Music Centre, churches and historical attractions, railway station and bus services. Fitzmaurice Place offers independent living with a resident's lounge, communal garden and visitor parking. Available with no onward chain.

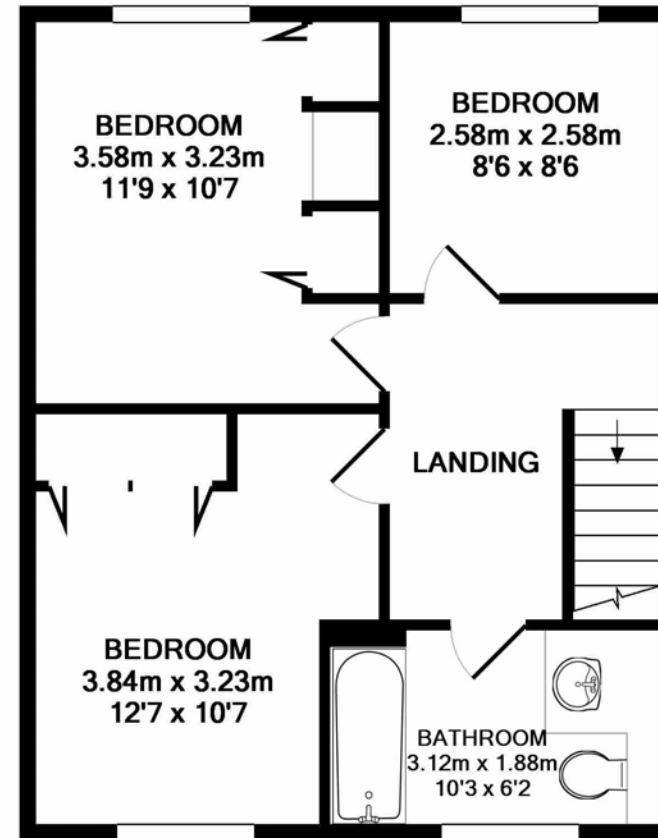
EPC – D. Note: Lease has 62 years remaining.

- Semi-detached cottage with nice outlook
- Three bedrooms
- Good sitting/dining room with patio doors
- Patio and communal garden
- Kitchen plus utility/cloakroom
- Shower room





GROUND FLOOR
APPROX. FLOOR
AREA 43.1 SQ.M.
(464 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.0 SQ.M.
(462 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.0 SQ.M. (926 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

