



**JEREMY JENKINS**

ESTATE AGENT





# 5 Bath Road, Bradford-on-Avon, BA15 1SP.

Price: £300,000

Charming cottage with three floors of period features & character. Lengthy sitting room with stone fireplace. NO CHAIN.

The cottage can be entered either from the attractive garden side or from Bath Road into the kitchen which runs across the back of the house. The wonderful sitting room runs across the width of the house. It has exposed stonework with impressive fireplace, deep windowsills, beams & access to the rear garden. The first floor has two bedrooms; both have built in cupboards & look out onto the garden. There is also a bathroom with a white suite including bath with wall mounted shower above it. The top floor has a loft room with beautiful, exposed beams, eaves storage & skylight views over the garden, an excellent retreat, home office or possible bedroom. The cottage has been rented for years & has been "spruced up" for sale. It is offered with no onward chain.

The garden is up a few stone steps across the path that runs along the rear of the terrace. The garden is mostly lawned with a garden path leading to the garden shed & a patio seating area with brick-built BBQ. There are flowerbeds & attractive stone walls.

Bath Road is well situated near amenities on the north side of town & beautiful walks yet near 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.

- Period cottage near town centre
- Kitchen & bathroom
- Three floors of charm & character
- Level walks to north side amenities
- Super sitting room with fireplace
- Lawned garden
- NO CHAIN**





*Three floors of character*

*Impressive stone fireplace*

*No chain!*



