



JEREMY JENKINS

ESTATE AGENT

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

Guide Price: £450,000

A much loved, extended home in a tucked away, popular location on Woolley Street.

An extended home requiring some updating. The accommodation here is well proportioned. On arrival you step into the lengthy kitchen diner via the stable door where we find character instantly with beams above. There is the working end to the kitchen and the dining end with French doors out to the garden. Flowing from the kitchen diner is the comfortable living room with exposed beams and feature fireplace. Upstairs, via the wooden staircase are three bedrooms and the family bathroom. Bedroom two has a lovely outlook!

The garden, with footpath for next door in front of the house, is generous. The house has fields to the rear, allotments to the side and an orchard at the front. Mostly laid to lawn with mature trees & shrubs with seating areas, play areas & sheds, there is plenty here for the "green fingered" to get tucked in to! 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.

- Much loved home with no onward chain
- Three bedrooms & family bathroom
- Kitchen diner out to the garden
- Comfortable living room with fireplace
- Generous garden to the front only
- **NO ONWARD CHAIN.**





Requires updating

*Three bedrooms &
Family bathroom*

*Lovely garden in a peaceful
tucked away spot*

