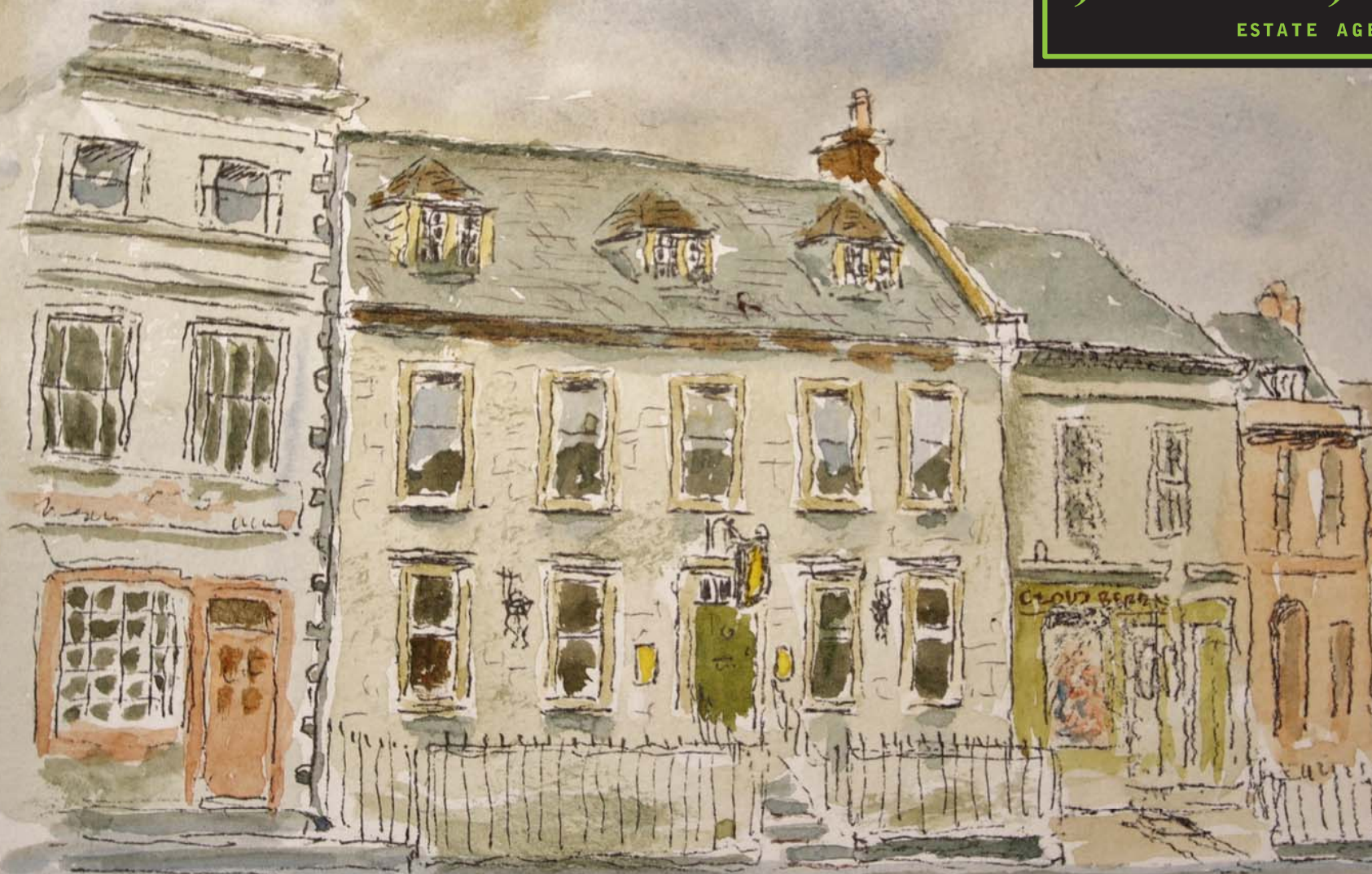




JEREMY JENKINS

ESTATE AGENT



44 St Margarets Street, Bradford-on-Avon, BA15 1DE.

Guide Price: £450,000.

Centrally located, late 17 century, grade 2 listed townhouse. Original features & private sunny garden. NO CHAIN.

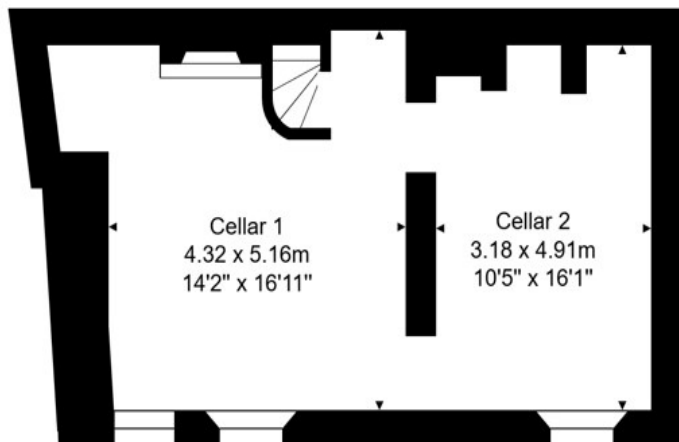
The central entrance hall has the kitchen dining room to one side & the sitting room on the other, these enjoy beams, panelled walls & a fireplace. There is a rear door to the garden and stairs to the two cellar rooms. The first floor has two bedrooms, one with ensuite shower room. We also find the family bathroom. the top floor has a central landing and two further bedrooms. Formerly Mr Salvats Coffee Room this townhouse is in need of renovation to celebrate the character features and is priced accordingly. Artwork courtesy of our vendor – a talented chap.

Externally we find a lovely sunny rear garden which is surprisingly private. There are deeply planted borders and shrubs set around hard landscaped patio seating areas. This space promises to be a paradise in waiting for the “green fingered”.

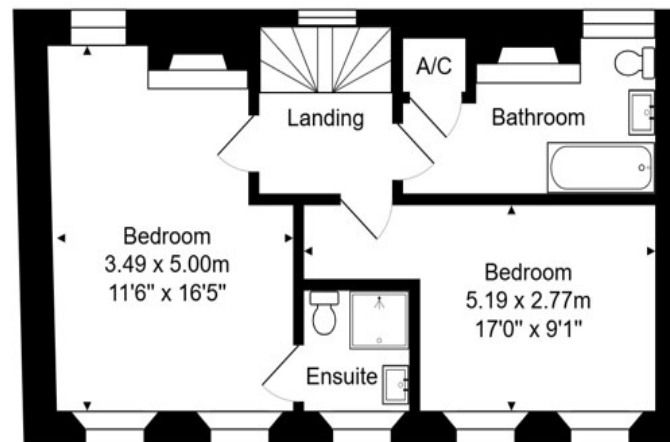
St Margarets Street is a super central location. From here there is level access to the town centre, Sainsburys, pubs and the canal towpath walks. Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station is two minutes' walk away & offers a picturesque direct ride to London & to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Town centre house for renovation
- Four floors of character & features
- Four bedrooms, bathroom & ensuite
- Sitting room & kitchen/diner
- Two cellar rooms for development
- Private garden with sunny aspect **NO CHAIN**

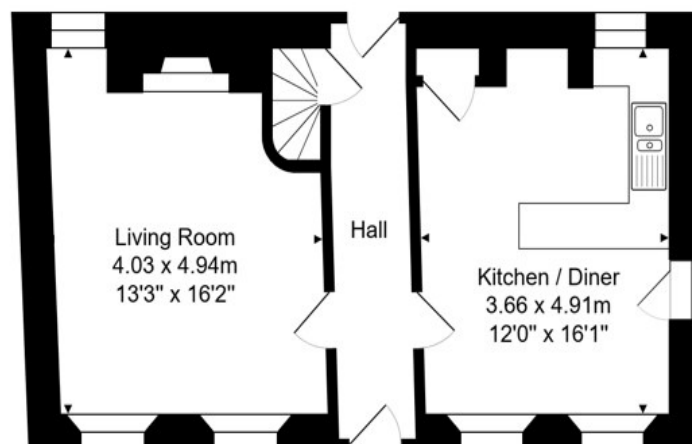




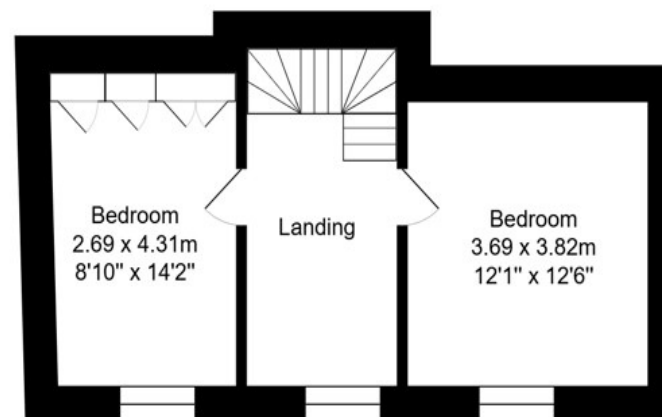
Basement
Area: 42.1 m² ... 454 ft²



First Floor
Area: 44.9 m² ... 484 ft²



Ground Floor
Area: 46.1 m² ... 496 ft²



Second Floor
Area: 36.4 m² ... 392 ft²

