



14 Churches, Bradford-on-Avon, BA15 1RD.

Price: £415,000

Superbly modernised home on the Bath side of town with level access to local amenities. Smartly presented & landscaped

The porch leads to the entrance hall. To one side is the lengthy sitting room with square bay & fireplace sporting a cosy wood burner. The heart of the home will surely be the open plan kitchen dining room which spans the whole depth of the house. This is the perfect space for work rest & play with friends & family. Unusually there is a good utility room with adjoining cloakroom. The first floor has three bedrooms; there are two doubles looking out to the front of the house, the single is at the rear alongside the very attractive modern bathroom. 14 Churches is extremely well designed & presented both inside & out – essential viewing.

Externally there is a good rear garden being both wide & deep. It is hard landscaped for low maintenance with a durable astro-turf lawn. We find a raised decked seating area making the most of the evening sunshine & is surrounded by pretty pot plants. We also find flower beds & borders plus a garden shed. The rear garden is surrounded by fencing. To the front the driveway is rather spectacular; it has an impressive, gravelled parking area, pathway to the front door, log store & even a swaying palm tree!

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 and Bristol city centres for high street shopping, entertainment and night life.

- Smartly presented & designed
 - Sociable open plan kitchen/diner
 - Three bedrooms & bathroom
 - Utility & cloakroom
 - Sitting room with fireplace
 - Landscaped gardens & driveway
- EPC - X**





*Smartly designed
living spaces*

*Fashionably open plan
kitchen diner*

*Attractive landscaped
driveway & garden*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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