



**JEREMY JENKINS**

ESTATE AGENT

# 7 Sandy Leaze, Bradford-on-Avon, BA15 1LX

Guide Price £700,000.

Well located close to the town centre & in easy reach of the countryside. Flexible living spaces. A great opportunity to modernize & remodel. No chain.

The house is approached up the driveway in front of the garage with steps & ramp leading to the front door. The ground floor presently comprises sitting room, dining room, kitchen breakfast room, two double bedrooms, two bathrooms & utility. The first floor is arranged in two "wings", each with a staircase; here we find three more double bedrooms. The accommodation is eminently flexible suiting a variety of demographics.

Externally the gardens are mostly lawned to both front & rear. The rear garden is terraced providing an elevated outlook across roof tops & the hill scape of the northern slopes of the town. There is plenty for the "green fingered" to get stuck into! There is driveway parking for a few cars & the integral garage for storage or workshop space. Lots to take in & explore...

Sandy Leaze is on the western fringes of town between Newtown & Belcombe. It's a popular area with good access to country walks along the canal or riverside plus peaceful strolls into the historic town centre. Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The railway station offers a picturesque ride to Georgian Bath for city centre shopping, lots of restaurants, tourist attractions, entertainment and night life. **EPC - D**

- Popular spot on the western fringes
- Kitchen breakfast room & utility
- Flexible spaces to remodel & update
- Living room & separate dining room
- Five bedrooms & two bathrooms
- Gardens & garage. NO CHAIN.





*Flexible living spaces*

*Sought after location*

*Peaceful Cul de Sac*

