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ESTATE AGENT



26 Ashley Road, Bradford-on-Avon, BA15 1RT.

Price: £650,000

**Well located individual detached home on the northern fringes of town with rural views. Garage & parking.
Never available before in 60 years!**

The house is approached via steps to the entrance hall. The long lounge/dining room is the heart of the home as it leads onto the garden, has views & adjoins the kitchen breakfast room, conservatory & the study or third bedroom. There is also a utility room & W.C. on a lower level. The first floor has two double bedrooms overlooking the fields, one has an ensuite WC bidet & sink. We also find the bathroom. it is fair to say that the property could do with a programme of modernization – an opportunity to create a unique home in a great location.

Externally there is a broad patio seating area across the rear which is slightly elevated above the fields giving views. The formal garden is to one side with lawns, deep flower beds, trees & shrubs. We also find two stores. To the front there is a broad gravelled driveway Infront of the garage.

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.

- Fringes of town with rural views
- Individual detached home
- Lounge dining room & study/bed 3
- Scope to modernize & remodel
- Gardens to side & rear
- Garage & ample driveway parking





*Lots of potential with
rural views*

Flexible living spaces

*Garage & ample
driveway parking*

