



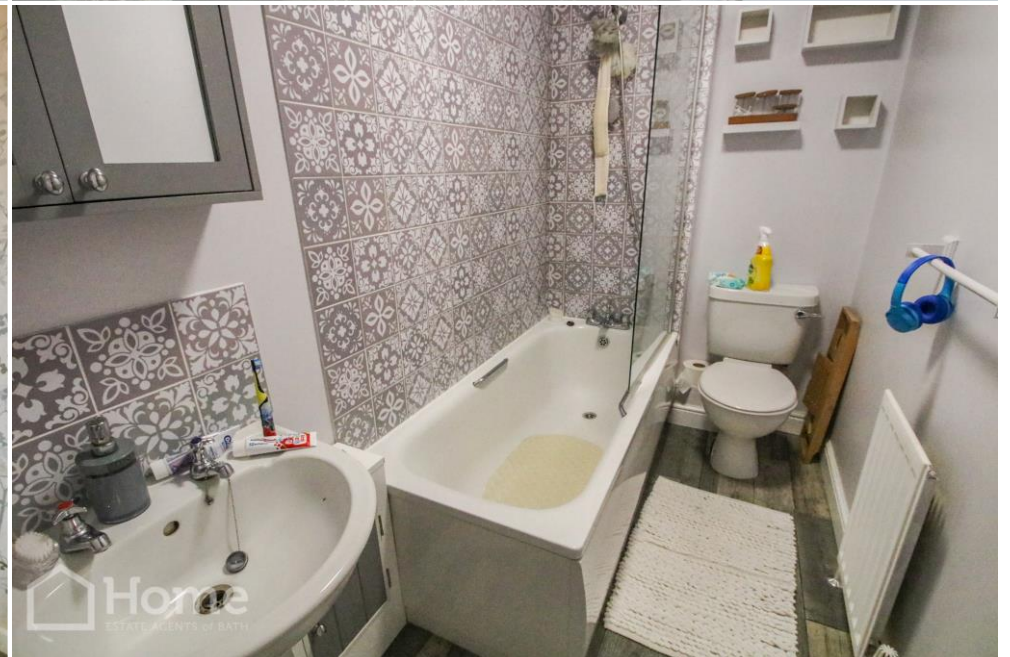
Home

£230,000

EPC Rating: D

Flat 4, 9, Avonfield Avenue, Bradford On Avon, BA15 1JD.

A rare opportunity to purchase this 2 bedroom first floor apartment situated in a popular location within Bradford on Avon. The apartments were re-developed back in 2004 and offers well-appointed and spacious accommodation together with designated parking to the rear. An early inspection is recommended.



A rare opportunity to purchase this 2 bedroomed, first floor apartment situated in a popular location within Bradford on Avon. The apartments were re-developed back in 2004 and offer well-appointed and spacious accommodation with designated parking to the rear. The well maintained apartment boasts gas central heating, double glazing and no onward chain. The sizeable accommodation briefly comprises : Communal entrance hall, inner hall, lounge/diner, fitted kitchen, 2 double bedrooms, bathroom and designated parking for one car to the rear and access to a visitors parking space. Historic 'Bradford on Avon' boasts schooling for all ages, doctors' surgery, dentist, swimming pool, library and many niche shops, eateries and not forgetting the River Avon & and the Kennet and Avon Canal. Alternatively, hop on a train to Bath and be in this Georgian city within 16 minutes. The original plans/drawings are available for inspection at the Agents office. For further details or to arrange an internal inspection, contact the vendors sole agents on 01225 463006.

**Communal Entrance Hall:**  
Stairs to landing and access to :-

**Entrance Hall:**  
Entered via front door, doors to:-

**Lounge: 4.32m x 3.44m**  
Double glazed window to front aspect, radiator, TV point, cupboard housing gas boiler, door to:-

**Kitchen: 2.46m x 1.97m**  
Single drainer stainless steel sink unit with range of base level and wall units, fitted work surfaces, fitted oven, hob, extractor, plumbing for washing machine and fridge freezer, radiator, double glazed window to front aspect.

**Bedroom: 4.36m x 2.40m**  
Double glazed window to front aspect, radiator.

**Bedroom: 3.54m x 2.89m**  
Double glazed window to side aspect, radiator.

**Bathroom: 2.56m x 1.39m**  
White suite of panelled bath with mixer tap and shower attachment, low flush WC, wash hand basin, extractor fan and radiator.

**Parking:**  
Designated parking space for one car together with access to a visitors parking space..

**Agents Notes:**  
Tenure: Leasehold  
Lease: 999 years  
Management: TBC  
Maintenance Charges: TBC

**Disclaimer**  
Pursuant to the Estate Agents Act of 1979, notice is given that the vendors of this property are associated with a member of @Home Estate Agents (Bath) Ltd.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

# £230,000

Flat 4, 9, Avonfield Ave  
Bradford On Avon  
BA15 1JD

Call now, visit us in  
branch or go online to  
book your viewing.

 01225 463006

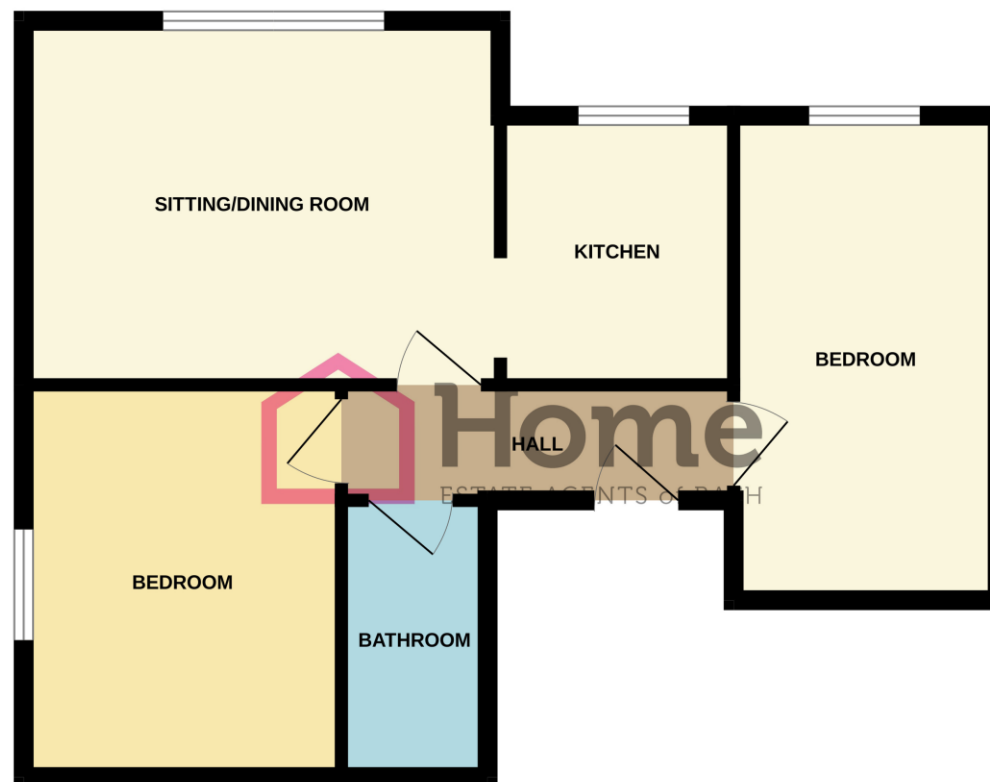
 sales@ahea.co.uk

 @at\_home\_bath

 @Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

#### DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801