



£210,000

EPC Rating: C

## Avonfield Avenue, Bradford On Avon, BA15 1JD.

A rare opportunity for the Investor/FTB to purchase this spacious 2 bedroom ground floor garden flat situated in a popular location within the picturesque town of Bradford on Avon. The apartment was developed back in 2004 and offers well-appointed and spacious accommodation, gas heating, together with private gardens and parking to the rear. An early inspection is recommended. NO CHAIN.



A rare opportunity for the Investor / FTB to purchase this 2 bedroomed ground floor garden flat situated in a popular location within Bradford on Avon. The apartment was developed back in 2004 and offers well-appointed and spacious accommodation with private gardens, double glazing, gas heating and communal parking to the rear.

The accommodation briefly comprises :- Communal entrance hall, inner hallway, lounge/diner, kitchen, 2 double bedrooms, bathroom and private gardens to the front. Historic Bradford on Avon boasts schooling for all ages, doctor's surgery, dentist, swimming pool, library and many niche shops, eateries and not forgetting the River Avon & the Kennet and Avon Canal. Alternatively, hop on a train to Bath and be in this Georgian city within 16 minutes.

For further details or to arrange an internal inspection, contact the vendors sole agents on 01225 463006.

**Communal Entrance:**  
Communal front door into communal entrance hall, access to :-

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

**Lounge: 4.00m(max) x 3.43m(max)**  
Double glazed window to front aspect, door to front garden, double panelled radiator.

**Kitchen: 3.43m x 1.75m**  
Single drainer stainless steel sink unit with range of fitted floor level and wall units, fitted oven, hob, extractor, plumbing for washing machine. Logic gas boiler, fitted work surfaces, double glazed window to front aspect.

**Bedroom: 3.52m x 2.85m**  
Double glazed window to side aspect, radiator.

**Bedroom: 4.36m x 2.90m('L' shaped)**  
Double glazed window to front aspect, radiator.

**Bathroom: 1.90m x 1.58m**  
White suite of panelled bath with mixer tap and shower attachment, low flush WC, wash hand basin, extractor fan and radiator.

**Outside:**  
Good sized private garden laid to lawn with gate and mature hedging.

**Parking:**  
Communal parking area to the rear.

**Agents Notes:**

Tenure: Leasehold  
Lease: 999 years  
Management: By current Vendors

**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@ahaea.co.uk*

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Bradford On Avon  
BA15 1JD

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book your viewing.

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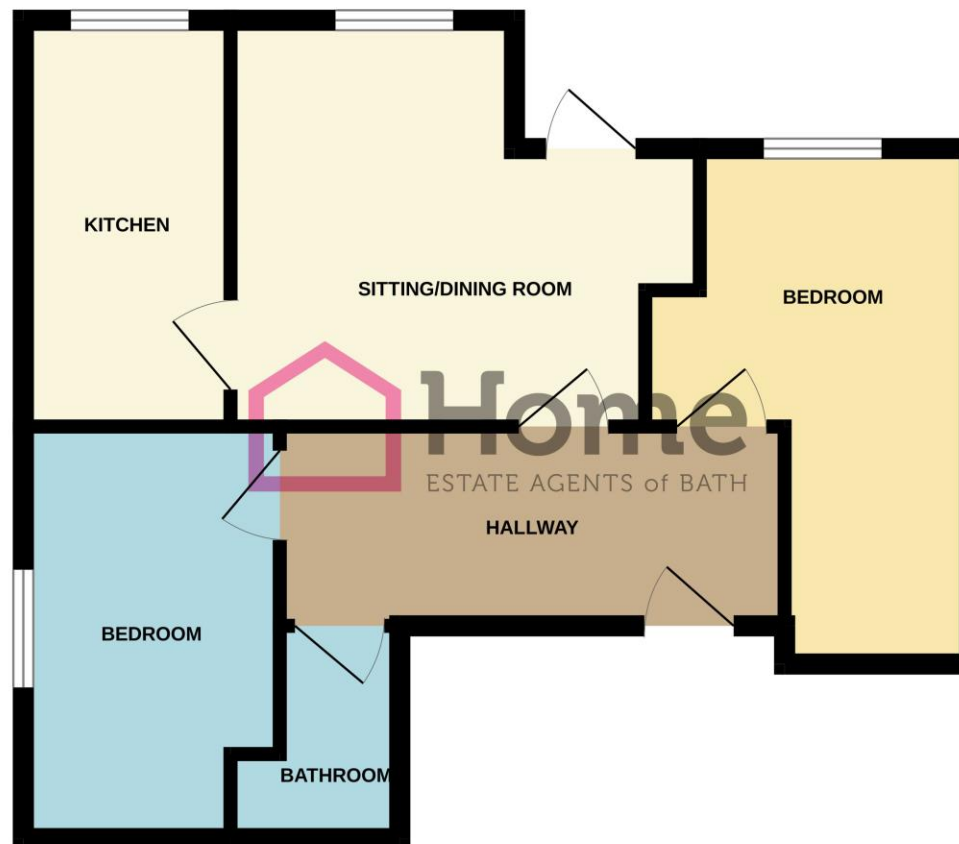
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GROUND FLOOR



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

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