

TOWN & COUNTRY
ESTATES



Silver Street, Bradford on Avon, Wiltshire BA15 1JY

£325,000

LOCATION

The picturesque market town of Bradford on Avon offers a plethora of independent shops, high-end restaurants, popular public houses, library, swimming pool, playing fields and tennis courts, Schools and the fantastic Kennet & Avon canal. The railway station which provides direct services to Bath, Bristol and London Waterloo is approximately 10 minutes away on foot. There are also local bus services within easy reach.

DESCRIPTION

NO ONWARD CHAIN - Tucked away in a private and secluded position in the heart of Bradford on Avon, this modernised 18th century barn was converted into a private dwelling in 2018. 'The Barn' is a gorgeous home full of character and charm but offering contemporary and high end refinement. The accommodation comprises a light and airy open plan living room/kitchen, good size master bedroom, small second double bedroom and stylish shower room. Making the ideal first time buy, downsize, lock up and leave second home or maybe even an Airbnb, further benefits LPG central heating, double glazing and a private low maintenance rear garden.

ENTRANCE

You enter into the property through a solid wooden entrance door, steps lead you into the open plan living space/kitchen.

LIVING AREA

With double glazed stone mullion windows to the front, a feature 7kw wood burning stove, Victorian clothes airer, radiator, inset ceiling spotlights and wood effect flooring.

KITCHEN AREA

The large kitchen area has double glazed stone mullion windows to the front, a range of matching base and wall units with wooden worksurfaces, inset sink with chrome mixer tap and attractive tiled splashbacks, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge freezer, inset ceiling spotlights, vertical radiator, under stairs cupboards, wood effect flooring and stairs to the first floor landing.

LANDING

A wooden staircase leads to the first floor landing with wood effect flooring and doors to both bedrooms and the bathroom.

BEDROOM ONE

12'9" max x 12'1"

The larger principle bedroom has a double glazed window to the front, a wall mounted Glow Worm boiler (new in 2023), radiator and inset ceiling spotlights.

BEDROOM TWO

11'9" max x 7'10" max

There is a double glazed window to the front, radiator and inset ceiling spotlights.



SHOWER ROOM

The modern shower room has a corner shower cubicle with hand attachment, body jets, feature lighting and Bluetooth speaker, dual flush WC, pedestal basin with chrome mixer tap, a chrome heated towel rail, wood effect flooring and an extractor fan.

EXTERIOR

GARDEN

A low maintenance garden surrounds the front of side of the property. There is a lower level log store, outside light, outside tap and steps leading to the front door with a paved patio. To the side is a private raised decking area, ideal for entertaining.

ADDITIONAL INFORMATION

Council Tax Band - B

The property is accessed from a passage adjacent to 9a Silver Street, this home has 'right of way' over the passage. This leads up to a private gate, opening to the garden of The Barn.







GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



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1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 sq.m.) approx.

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 as to their operability or efficiency can be given.

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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