



JEREMY JENKINS

ESTATE AGENT

14 Cottle Avenue, Bradford-on-Avon, BA15 1FD.

Price: £425,000

An immaculately presented & beautifully proportioned property for the over 55's. 3 beds, 3 receptions, 2 bathrooms, NO CHAIN.

The ground floor has a welcoming entrance hall; a sitting room adjoins both the dining room & garden room which leads onto the garden. The modern fitted kitchen adjoins the dining room. Lastly, we have a cloak room. The first floor has a master bedroom with ensuite, fitted wardrobes & balcony. The second bedroom is also a double with fitted wardrobe. Bedroom three is presented used as a study. The bathroom has a smart white suite. There is a lot of well-proportioned living space here – all of which is very well presented & immaculately kept, perfectly located for level walks to local amenities on the north side of town.

Externally is a level garden outside the garden room & a balcony outside the master bedroom. We also have a parking space.

Note: the tenure is Leasehold, 999 years from 2012. Ground rent is £350 pa. Management charges £5,880pa. Over 55's only.

Cottle Avenue is a purpose-built retirement development on the northern Bath side & located near the centre of this historic market town with its independent shops and up market restaurants. The train station links with Bath only a 12 minute picturesque train journey away & thence further afield. There are a range of pretty countryside, canal and woodland walks on offer along with tennis courts, cricket and rugby clubs. Essential amenities are nearby with doctor, dentist and supermarkets & bus services.

- Immaculate retirement property
- Smartly fitted kitchen
- Three bedrooms, two bathrooms
- Garden & balcony seating
- Lounge, dining room & garden room
- Parking

NO CHAIN.





*Three bedrooms &
two bathrooms*

*Beautifully presented
NO CHAIN*

*Garden & balcony
& parking*

