





# 52 Upper Regents Park, Bradford-on-Avon. BA15 1EB.

## Guide Price £325,000.

**A well located, two-bedroom terraced home close to the town centre. Beautifully presented throughout with charming rear garden and garage in a block close by.**

Upper Regents Park is a quiet enclave within walking distance of the town centre along Trowbridge Road or through the wooded "Strips" which also leads to attractive riverside walks. The property is a terraced house with an entrance porch leading into the living room with a large picture window at the front, built in cupboard for handy storage & staircase to the first floor. The kitchen breakfast room is at the rear of the house looking onto the garden. The modern kitchen is fitted with a range of worktops with ample storage above & below plus fitted oven, hob & space for a breakfast bar. There is a useful rear porch linking nicely to the charming low maintenance garden which offers a degree of privacy has a shed for storage & access to a rear path leading to the woods and the town centre. Upstairs we find two double bedrooms, the master with fitted wardrobes. Lastly, there is a shower room and an effective day light tube!

Externally, as well as the courtyard rear garden, there is a front lawn with garden path. Nearby there is a garage in a block.

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 and Bristol city centres for high street shopping, entertainment and night life.

- Sought after location
  - Two double bedrooms
  - Modern kitchen breakfast room
  - Beautifully presented light sitting room
  - Enclosed, charming courtyard garden
  - Garage in a block nearby
- EPC - E**





*Sought after location*

*Two double bedrooms*

*Garden & garage nearby*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.  
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