



17 Newtown, Bradford on Avon, BA15 1NE

Guide Price **£350,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 2 Bathrooms: 1 Receptions: 2

This charming character cottage is entered via a partially glazed hardwood front door opening into a welcoming entrance hall featuring wood flooring, inset mat welling, downlighting and a staircase rising to the first floor. From here, a partially glazed door leads into the delightful sitting room, a warm and inviting space enhanced by attractive front aspect stone mullion windows with an oak window seat, exposed beams and character timbers throughout. A feature fireplace with inset woodburning stove set upon a stone hearth creates a wonderful focal point, while further benefits include wood flooring, recessed downlighting and useful understairs storage accessed via an oak door. A rolling panel door opens through to a versatile study area which enjoys exposed stone walling, a window, radiator and continued wood flooring, providing an ideal space for home working.

On the first floor, the landing enjoys wood flooring, a radiator and a stable door providing rear access, with stairs continuing to the second floor. The impressive kitchen and dining area is beautifully appointed and features two front aspect stone mullion windows allow for excellent natural light, while exposed beams and an oak window seat enhance the cottage feel. The kitchen itself is fitted with a range of floor and wall mounted units complemented by oak work surfaces and a Belfast sink. Integrated appliances include a fan oven, dishwasher, fridge and freezer, alongside a gas hob with extractor hood over. Additional features include tiled splashbacks, recessed oak shelving, breakfast bar seating and inset downlighting, creating a highly sociable and practical living space. Also on this floor is the second bedroom, enjoying a rear aspect window, wood flooring and radiator.



Occupying the second floor, the landing features exposed stone walling, fitted wardrobes, wood flooring and downlighting, with ladder access leading to a useful boarded loft space. The bathroom is stylishly finished and comprises a WC, oak vanity unit with inset wash hand basin, bath with glazed shower screen and rainfall style shower with separate hand wand. Further benefits include partially tiled walls, tiled flooring, chrome ladder style radiator, Velux window and recessed downlighting. The principal bedroom is a particularly attractive room with a front aspect window enjoying wonderful far-reaching views, complemented by oak flooring, radiator, wall lighting and a sliding door opening to a useful storage area.

17 Newtown occupies a popular position on the Bath side of Bradford on Avon, and is within walking distance of St Laurence Secondary School and Christchurch Primary School. The Wiltshire Music Centre is a brief walk away, as is the town centre, with its many independent shops, cafes, restaurants, public houses, library and swimming pool. The nearby railway station provides services to Bath, Bristol, London, the south coast and beyond. There is a dependable local bus service that picks up from a stop close to the house, providing a service to Bath. A variety of parks and playing fields are also on offer just around the corner, as are plenty of peaceful walks along the canal and the surrounding countryside.

Additional Information:

Tenure: Grade II Listed Freehold House

Council Tax Band: C

EPC Rating: D (67) // Potential: B (86)

Services: Mains gas central heating // Mains electricity supply // Mains drainage supply //

Mains water supply // Single glazed windows //

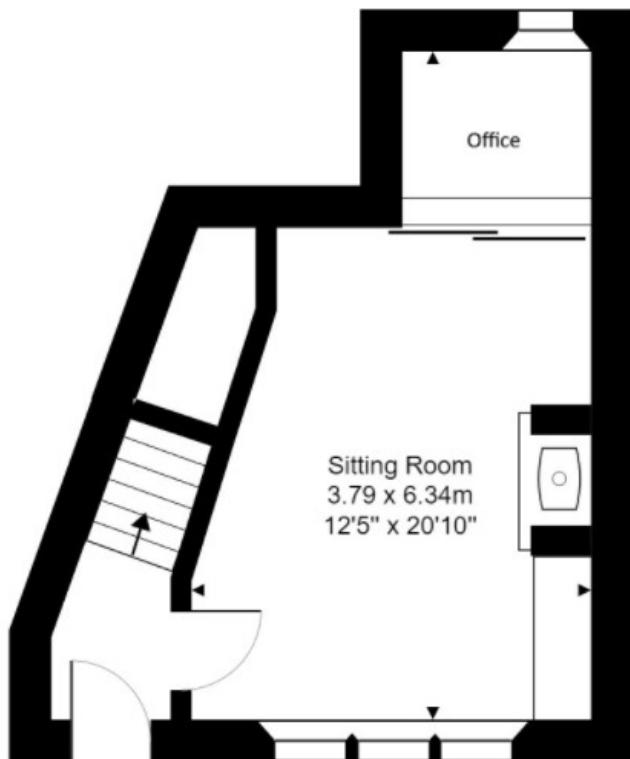
On-street parking

****These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections and legal inquiries.****

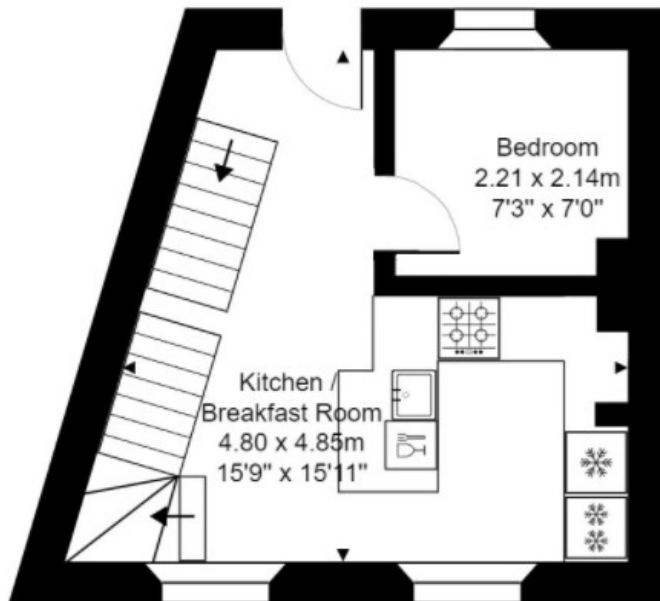


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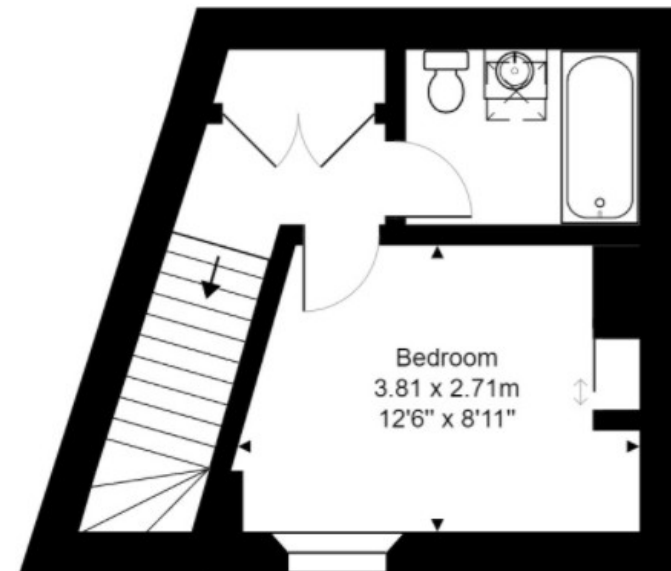
PROPERTIES



Ground Floor
Area: 24.2 m² ... 260 ft²



First Floor
Area: 22.4 m² ... 241 ft²



Second Floor
Area: 21.1 m² ... 227 ft²

Total Area: 67.7 m² ... 729 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

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