



JEREMY JENKINS

ESTATE AGENT

10 Barton Orchard, Bradford-on-Avon, BA15 1LU.

£280,000

A very pretty, Grade II listed, four storey period cottage bursting with character in an excellent central location a short walk away from the train station and local amenities – picture perfect!

Once inside we find a cosy sitting room full of character with a stone fireplace, beams, floorboards, two sash windows and a winding staircase to the upper floors. Upstairs are two double bedrooms, one with a feature fireplace and built in wardrobe, a modern bathroom with roll top bath & underfloor heating. Unusually there is a rear entrance hall/study area and finally at the top an impressive handmade kitchen/dining area with windows to the front & rear plus velux windows, lovely & light – the perfect space for socialising & entertaining!

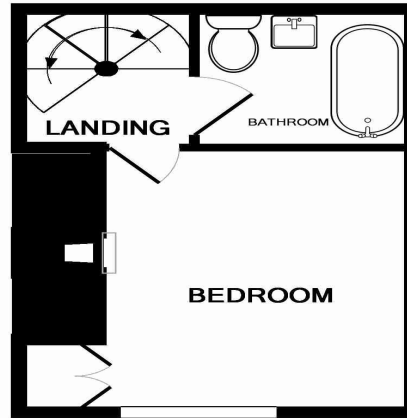
Historic Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The nearby railway station offers a picturesque ride to Bath city centre for high street shopping, entertainment and night life.

- A charming period cottage
- Open plan kitchen dining area
- Sitting room with stone fireplace
- Super central location
- Two double bedrooms
- Grade II listed

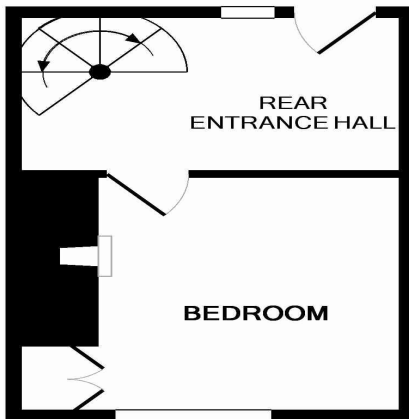




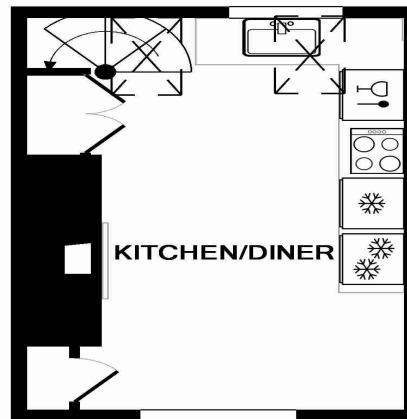
GROUND FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 187 SQ.FT.
(17.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 190 SQ.FT.
(17.6 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 189 SQ.FT.
(17.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

