Cemetery Lodge
Holt Road, Bradford On Avon
BA15 1TS
£225,000

- Detached Lodge
- Edge of Town
- Two Bedrooms
- Two Reception Rooms
- Cellar
- Character Features
- Parking
- Garden
**SITUATION**
The property is located on the Eastern outskirts of Bradford on Avon within the grounds of Bradford on Avon Cemetery on the B3107 Holt road opposite the junction with Cemetery Lane and Westdale nursery. The centre of Bradford on Avon is within a mile where there are excellent local facilities both for leisure and recreation as well as a useful rail service to Bath and Bristol.

The county town of Trowbridge is within three miles where there are more extensive leisure and recreational facilities.

**DESCRIPTION**
An interesting and characterful detached former lodge property in need of modernisation and refurbishment. Two good sized bedrooms with large bathroom and two reception rooms.

**DIRECTIONS**
From the centre of Bradford on Avon take the B3107 Holt road to the edge of town. The turning into the Cemetery will be on the right hand side before reaching The Lodge itself.

**ACCOMMODATION**

**ON THE GROUND FLOOR**

**ENTRANCE PORCH**  
6' 5" x 5' 6" (1.96m x 1.68m)  
With door leading to entrance hall.

**ENTRANCE HALL**  
10' 10" x 6' 1" (3.3m x 1.85m)  
With useful under stair storage cupboard and stairs rising to the first floor.

**LIVING ROOM**  
12' 3" x 11' 1" (3.73m x 3.38m) plus bay window.  
With fireplace. Windows to the front and side.

**BEDROOM TWO**  
11' 0" x 12' 6" (3.35m x 3.81m)  
With fireplace. Window to the front.

**BATHROOM**  
7' 8" x 11’ 0" (2.34m x 3.35m)  
Having bath, wc and basin. Window to the side.

**EXTERNALLY**

**CELLAR**
Access via external steps.
In two sections; 16'7" x 10‘7” and 5’0” x 10‘7”.  
Ceiling height is 5’7” (1.7m).

**FRONT GARDEN**
Having a small area of garden to the front of the property and a strip of garden to the side, where it would be possible to provide parking space.

**REAR GARDEN**
Having a useful garden area flagged by the road to the side with a stone wall and enclosed on the remaining sides by timber fencing. Useful outside stone built store.

**PARKING AND ACCESS**
There is unrestricted access to The Cemetery for vehicles and allocated pedestrian access close to the house.

**SERVICES**
Main services of gas, electricity and water are connected. Private drainage.

**AGENTS NOTE**
The council intends to retain the small out building which contains wc and outside water supply which is to the rear of the building and close to the cellar steps.

Please be aware of potential hazards when viewing this property.

**DINING ROOM**  
13‘ 1” x 11‘ 0” (3.99m x 3.35m)  
Having a fireplace. Window to the side.

**KITCHEN**  
9‘ 6” x 11‘ 0” (2.9m x 3.35m)  
Having a range of basic fitted cabinets with sink unit. Two windows to the side.

**REAR ENTRANCE PORCH**  
5‘ 0” x 5‘ 0” (1.52m x 1.52m)  
Having a door to the rear garden. Window to the rear.

**ON THE FIRST FLOOR**

**LANDING**
With useful storage cupboard. Window to the side.

**BEDROOM ONE**  
14‘ 0” x 10‘ 11” (4.27m x 3.33m)  
With fitted cupboard. Fireplace. Window to the side.

**AGENTS NOTE**
The property will be restricted to use only as a single residential dwelling.

**TENURE**
The property is being sold with a new 125 year lease at a peppercorn rent.

**COUNCIL TAX**
The property is in Band B with the amount payable for 2018/19 being £1,434.19.

**VIEWINGS**
To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

**CODE**
9487 31/08/2018