





# FOR STARTERS



OFFERS IN EXCESS OF  
£390,000

## MAIN COURSE

Are you drawn to properties with charm and character? Are you looking for a town centre property which is just a stone's throw from the hustle and bustle of town but not right in the thick of things, with the benefits of having the River Avon, the RSC theatres and all amenities, restaurants, a hospital and train station on your doorstep? How would all of this, plus being within easy reach of picturesque countryside and canal walks, sound?

We are offering you a rare chance to acquire a delightful character end of terrace property, located on a no through road just a short walk from the town centre.

To the front of the property is a small fore garden with path leading up to the characterful front door. You enter the hallway with the sitting room on your left; there is an attractive sash bay window with bespoke fitted shutters plus a brick chimney breast with hearth and mantle. The fireplace houses a low maintenance gas fire replicating the appearance of a log burner to complete a this really cosy room, perfect for curling up an relaxing in.

Through the hallway, underneath the stairs is a conveniently located WC, complete with window and a vanity unit a perfect solution to keep items stowed away out of view.

To the rear of the property you enter the kitchen/living/dining area. There is a fireplace opposite the kitchen area which makes a lovely feature and focal point. The kitchen is bespoke with off white wooden units and butchers tiles on the walls. There is plenty of storage and work top area. There is a window above the sink which over looks the sunny courtyard garden. There is an integrated fridge, electric cooker with grill and oven and extractor fan. This light airy space, can easily accommodate a dining area as well as a separate seating area, providing an additional space to relax in addition to the front lounge.

From this social space there are bi-fold doors which lead onto the walled courtyard garden. This quaint, outdoor, easy to maintain space is south facing and not over looked at all from the rear, a rarity in itself when being so close to the heart of the town centre. It really is that perfect spot to really take time out without spotting gardening jobs to be done at a later time! There is also a useful outhouse with power which can house laundry items and anything else you choose, perfect for bikes as it is positioned handily next to the rear access which takes you to the side of the property.

The first floor comprises bedroom one which is located to the rear of the property with bespoke shutters fitted to the sash window. It benefits from a good size fitted wardrobe and there is also a delightful feature fireplace. Bedrooms two is to the front of the property, again a nice size double and period ornamental fireplace. Both rooms have picture rails which complete their period charm. The family bathroom is heritage style, with stunning roll top bath, separate shower, WC





and sink. There is also an extremely useful storage cupboard which is in keeping with the wood panelling on the walls.

On the landing, to the side of the property is an unusual original window with oodles of charm.

This floor then leads you to the attic room, before you take the stairs there is a small landing area, which could be used as a compact study area as it is nice and light.

On the second floor you are met by a sizable airy space, this is thanks to the two velux windows which facilitate lovely views across neighbouring gardens and the rooftops of the centre of town.

This space could easily accommodate two large desks allowing two people to work from home, or to be used as a hobby space. The abundance of natural light creates a positive ambience to work from or simply be used as a restful reading room. In addition there are hugely beneficial fitted cupboards, with different storage arrangements to really aid storage solutions.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



South



All mains services  
connected



Heating System  
Gas Central Heating



Thomas Jolyffe  
Primary

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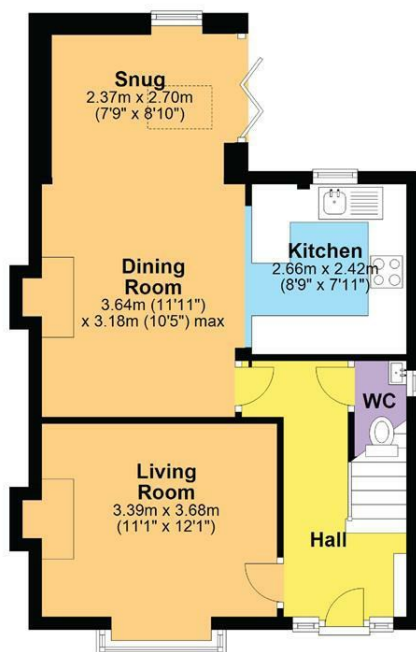






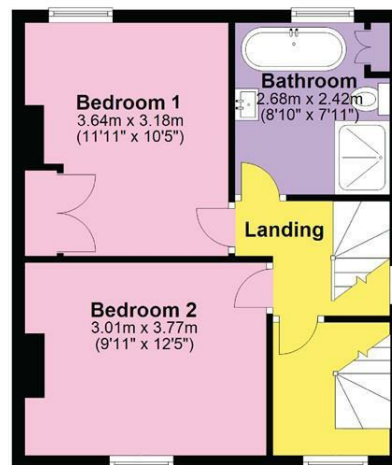
### Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



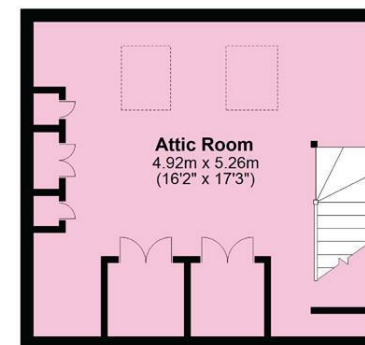
### First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



### Second Floor

Approx. 25.8 sq. metres (278.1 sq. feet)



Total area: approx. 110.6 sq. metres (1190.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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