



**Wrights**  
01225 755553

Ancliff Square , Avoncliff, Bradford-On-Avon, Wiltshire, BA15 2HD

Monthly rental  
£3500



This charming four bedroom Grade II listed town house is situated in a tranquil location, next to the Kennet and Avon canal within the sought after village of Avoncliff.

The ground floor of the property offers an entrance hall, a large kitchen/diner, utility room/Cloakroom, snug, and a separate studio with office space. On the first floor is a spacious lounge and two bedrooms, and on the second floor are two further double bedrooms, en-suite shower room, family bathroom and access to loft storage. Externally the property offers a private walled garden and a carport providing off road parking.

The property is available from mid March and can be furnished or unfurnished.

#### **Situation**

The property is situated within an idyllic location next to the Kennet and Avon canal, within the sought after Hamlet of Avoncliff, just outside of Bradford on Avon. The railway station is 3 minutes walk away, providing great transport links. 10 minutes to Bath, 30 minutes to Bristol and a quick change at Bath and Westbury for direct trains to London. Avoncliff itself offers a well reputed public house and a quaint tearoom/restaurant, as well as direct access to stunning countryside walks.

Nearby, Bradford on Avon is a charming market town which offers many amenities including a range of individual shops, supermarkets, a swimming pool, library, two primary schools and a well regarded secondary school.



**Charming four bedroom  
Grade II listed property**

**Situated next to the  
Kennet and Avon canal**

**Close to Avoncliff  
railway station**

**Stunning views**

**Large kitchen/diner  
Utility room/Cloakroom  
Snug  
Studio with separate  
office  
Pretty walled garden  
Car port**



## The property comprises

### Ground Floor

#### Entrance Hall

With wooden front door, wood flooring, radiator and door to the rear garden.

#### Utility room/Cloakroom

*11' 11" x 6' 4" (3.64m x 1.94m)*

With tiled floor, a range of eye level and base units, worktop with tiled splash back, sink/drainage unit, washing machine and tumble drier, low level W.C, radiator and window to the front.

#### Snug

*12' 3" x 8' 7" (3.73m x 2.62m)*

With wood flooring, radiator and two windows to the rear.

#### Kitchen/diner

*17' 5" x 15' 5" (5.31m x 4.70m)*

With wood flooring, a range of eye level and base units, worktops with tiled splashbacks, island unit with inset ceramic sink/drainage unit, oil fired aga, fridge, dishwasher, three radiators and windows to the front, back and side.

#### Side Lobby

With external door the side and door to the rear garden.

### Studio Hall

With wood flooring, large storage cupboard, fridge/freezer and window overlooking the rear garden.

#### Studio Office

*10' 0" x 12' 8" (3.04m x 3.86m)*

With wood flooring, window to the side and door to the rear garden.

### First Floor

#### Landing

With radiator, airing cupboard and windows to the front and rear.

#### Lounge

*17' 8" x 15' 11" (5.39m x 4.84m)*

With wood flooring, four radiators, wood burning stove and windows to the front, rear and side.

#### Bedroom 3

*8' 1" x 7' 8" (2.47m x 2.33m) max*

With radiator and window to the front.

#### Bedroom 4

*11' 11" x 7' 7" (3.63m x 2.31m)*

With radiator and window to the rear.

## Second Floor

### Second floor Landing

With two radiators stairs to loft space and windows to the front.

### Bedroom 1

*11' 6" x 15' 10" (3.51m x 4.83m)*

With two radiators and windows to the front, side and rear.

### En-suite

With suite comprising quadrant shower enclosure, W.C and hand basin, heated towel rail and window to the rear.

### Bedroom 2

*14' 4" x 10' 2" (4.38m x 3.09m)*

With two radiators, built in wardrobe and windows to the rear.

### Bathroom

With white suite comprising bath with rainfall shower over, hand basin, W.C and bidet, radiator and window to the front.

## Externally

### To the rear

The property offers a spacious and private walled garden, which is mainly laid to lawn with a patio seating area and a range of shrubs and trees.

### Carport

The property comes with a double car port providing off road parking for two vehicles.

### Council tax

The property is currently in council tax band F.

### Services

Mains electricity, water and drainage are connected. The property is heated by an oil fired Aga to radiators. Please note that the Agent has not tested any appliances.



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**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

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Approx Gross Internal Area  
231 sq m / 2465 sq ft

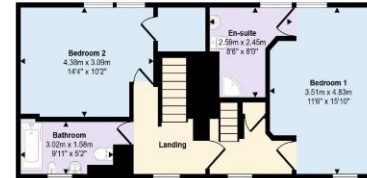


Ground Floor  
Approx 82 sq m / 881 sq ft

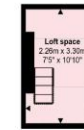
❏ Denotes head height below 1.9m



First Floor  
Approx 56 sq m / 601 sq ft



Second Floor  
Approx 56 sq m / 602 sq ft



Third Floor  
Approx 7 sq m / 88 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Blueprints 200.



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## Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.