



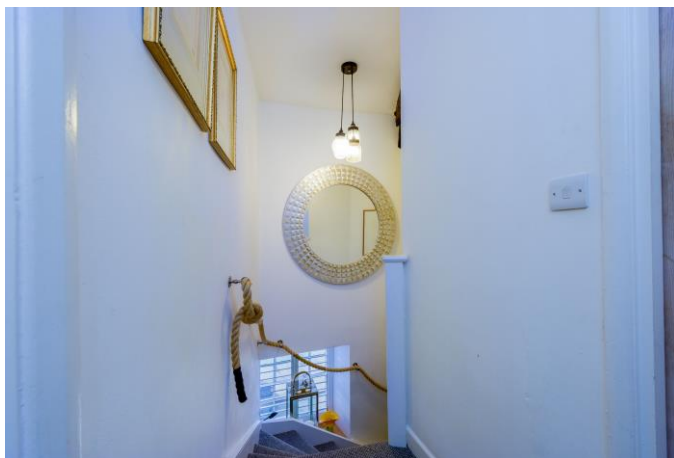
12 Coppice Hill
Bradford on Avon, Wiltshire, BA15 1JT



Quirky and stylish Grade II Listed character cottage enjoying a surprisingly tucked away location within a stone's throw of the town centre. Retaining a wealth of period features with smart modern fittings, this superb property presents an exceptional opportunity to be in the heart of Bradford. An ideal downsizing or holiday cottage opportunity.

Two Double Bedrooms
Sitting Room
Kitchen/Breakfast Room
Bathroom
Garden
Gas Central Heating
Wood Burning Stove

£365,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Kitchen/Breakfast Room

4.82m (15' 10") x 4.00m (13' 1") max
Wooden glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, built-in electric cooker, induction hob with pull out extractor hood over, integrated fridge and dishwasher, plumbing for washing machine, stairs to the first floor with cupboard under, wooden entrance door to front, tiled floor radiator.

Sitting Room

5.15m (16' 11") x 3.17m (10' 5")
Two wooden glazed windows to front, feature fireplace with wood burning stove, radiator, wooden glazed double doors to garden.

FIRST FLOOR

Landing

Wooden glazed window to front, loft hatch.

Bedroom 1

4.822m (15' 10") x 3.44m (11' 3")
Wooden glazed window to front, built-in wardrobe, radiator.

Bedroom 2

3.28m (10' 9") x 3.21m (10' 6") max
Wooden glazed window to front, radiator.

Bathroom

Wooden obscure glazed window to rear, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, tiled floor, heated towel rail.

EXTERNALLY

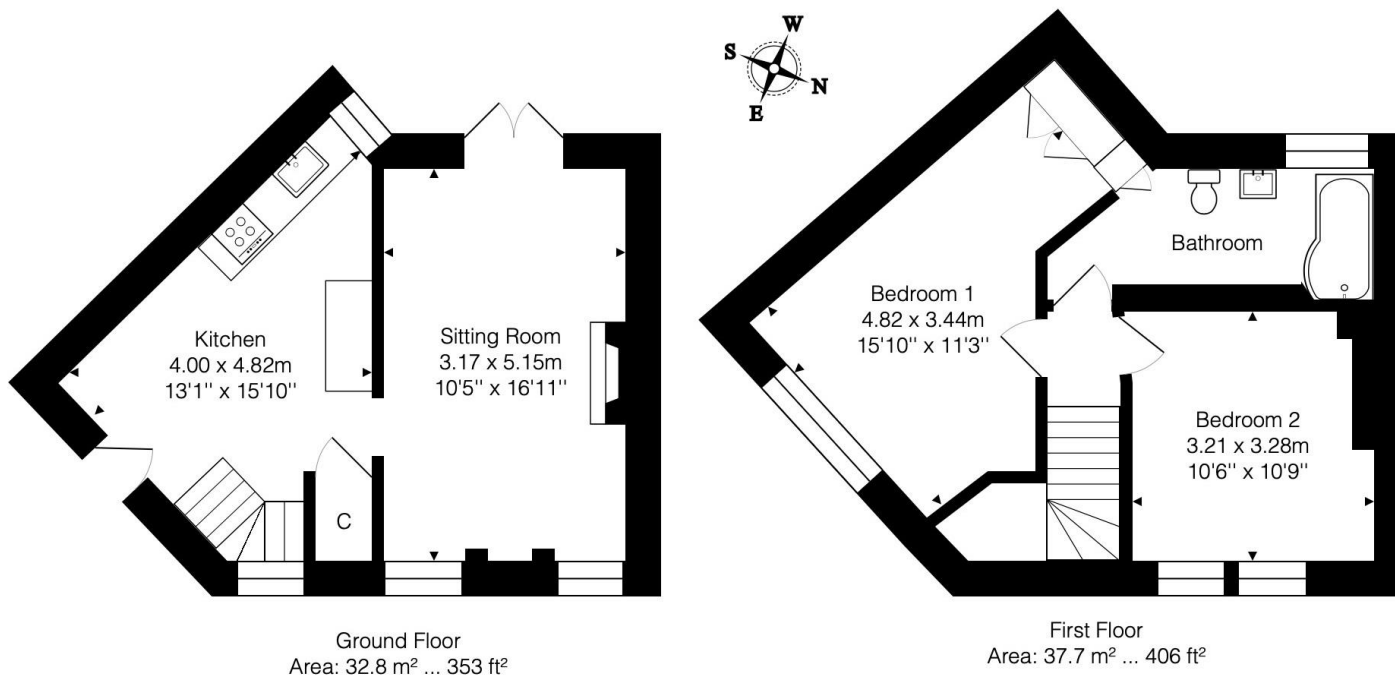
Rear garden mainly laid to lawn with a small patio area.

Council Tax: Band C - £2164.54
(April 2024 - March 2025 financial year)

Tenure: Freehold. The first floor is above a shared passageway providing access from the garden for this property and two neighbouring properties.

Viewing: Strictly by appointment through the agent Kingstons.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk



Directions: From our office in Silver Street, proceed down the hill proceed down the hill and take the first turning right onto Coppice Hill. Proceed up with hill where number 12 will be found on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		