



**HOLLYHOCKS, WINSLEY ROAD, BRADFORD-ON-AVON, BA15 1QR**  
£1,550 per month\*

**Carter Jonas**



---

## A pretty Grade II listed period cottage with a delightful garden and off-street parking, situated within easy walking distance of Bradford on Avon town centre.

- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Garden
- Garden Room
- Driveway parking

### THE PROPERTY

A pretty Grade II listed period cottage with a delightful garden and off-street parking, situated within easy walking distance of Bradford on Avon town centre.

Hollyhocks is a charming and beautifully presented two-bedroom cottage, occupying a highly convenient position on the edge of Bradford on Avon, within comfortable walking distance of the town's excellent range of amenities, independent shops, cafés and railway station.

Constructed of attractive local stone, the property is rich in character and period features, including exposed beams, deep window sills and an impressive inglenook-style fireplace with wood-burning stove, creating a warm and inviting atmosphere throughout. Offered unfurnished.

The accommodation is arranged over two floors and offers well-balanced living space. The welcoming sitting room is centred around the fireplace and provides an ideal setting for relaxing and entertaining. The cottage-style kitchen/breakfast room has a range of units, providing a practical and attractive space for everyday living.

On the first floor are two well-proportioned bedrooms and a bathroom.

There is a rear enclosed rear garden with a gated driveway to the rear which provides off street parking for one car. Also, a very useful Garden Room.





Bradford on Avon is one of Wiltshire's most sought-after market towns, renowned for its picturesque streets, historic architecture and vibrant community. The town offers an excellent range of day-to-day amenities including independent shops, cafés, restaurants, supermarkets and leisure facilities.

Communication links are excellent, with Bradford on Avon railway station providing direct services to Bath, Bristol and beyond. The city of Bath lies approximately 8 miles to the north-west and offers a wide range of cultural, recreational and educational amenities.

EPC Band E Council Tax Band C. Gas CH.

Holding deposit of one week's rent (deducted from first month's rent) = £357.69

Deposit Five weeks' rent = £1788

---

## ADDITIONAL INFORMATION

---

Viewing Strictly by appointment

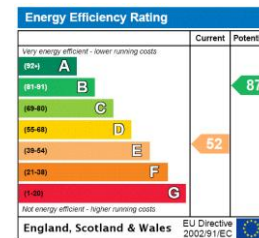
Local Authority - Council Tax Band C

Directions

---







**T: 01225 747250**  
 5-6 Wood Street, Bath, Somerset, BA1 2JQ  
 E: bath.enquiries@carterjonas.co.uk



*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.