



6 Southville Close  
Bradford on Avon, Wiltshire, BA15 1HJ

  
KINGSTONS

Mature family-sized end of terrace home, extended to provide a conservatory, useful utility room and cloakroom. Conveniently situated within the catchment area for Fitzmaurice Primary School and easy access to the nearby woodland strips with a path leading into the town centre. Requiring some modernisation but providing great scope for someone to put their stamp on a property and available with no onward chain.



Three Bedrooms  
Sitting Room  
Conservatory  
Kitchen  
Utility Room  
Cloakroom  
Bathroom  
Garden  
No Onward Chain

£325,000



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Porch

UPVC obscure double glazed windows to front and sides, UPVC obscure double glazed entrance door to front, radiator.

#### Entrance Hall

Stairs to the first floor.

#### Sitting Room 5.45m (17'11") x 3.54m (11'7")

UPVC double glazed window to front, feature fireplace, radiator.

#### Conservatory 2.91m (9' 7") x 2.83m (9' 3") max

Wooden double glazed windows to sides and rear, wooden double glazed double doors to garden, radiator.

#### Kitchen 3.99m (13' 1") x 3.62m (11' 11")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, cooker with extractor hood over, radiator.

#### Utility Room 4.43m (14'6") x 1.70m (5'7")

UPVC obscure double glazed window to front, space for fridge/freezer, washing machine and tumble dryer, wall mounted gas combination boiler.

#### Cloakroom

UPVC obscure glazed window to rear, wash hand basin with cupboard under, close coupled WC, radiator.

### FIRST FLOOR

#### Landing

UPVC obscure double glazed window to rear.

#### Bedroom 1 3.48m (11'5") x 2.67m (8'9")

UPVC double glazed window to front, built-in over stairs storage cupboard, radiator, loft hatch.

#### Bedroom 2 3.66m (12') x 2.65m (8'8")

UPVC double glazed window to side, radiator.

#### Bedroom 3 2.63m (8'8") x 2.51m (8'3")

UPVC double glazed window to rear, built-in storage cupboard, radiator.

#### Bathroom

UPVC obscure double glazed window to side, bath with shower over, wash hand basin with cupboard under, extractor fan, heated towel rail.

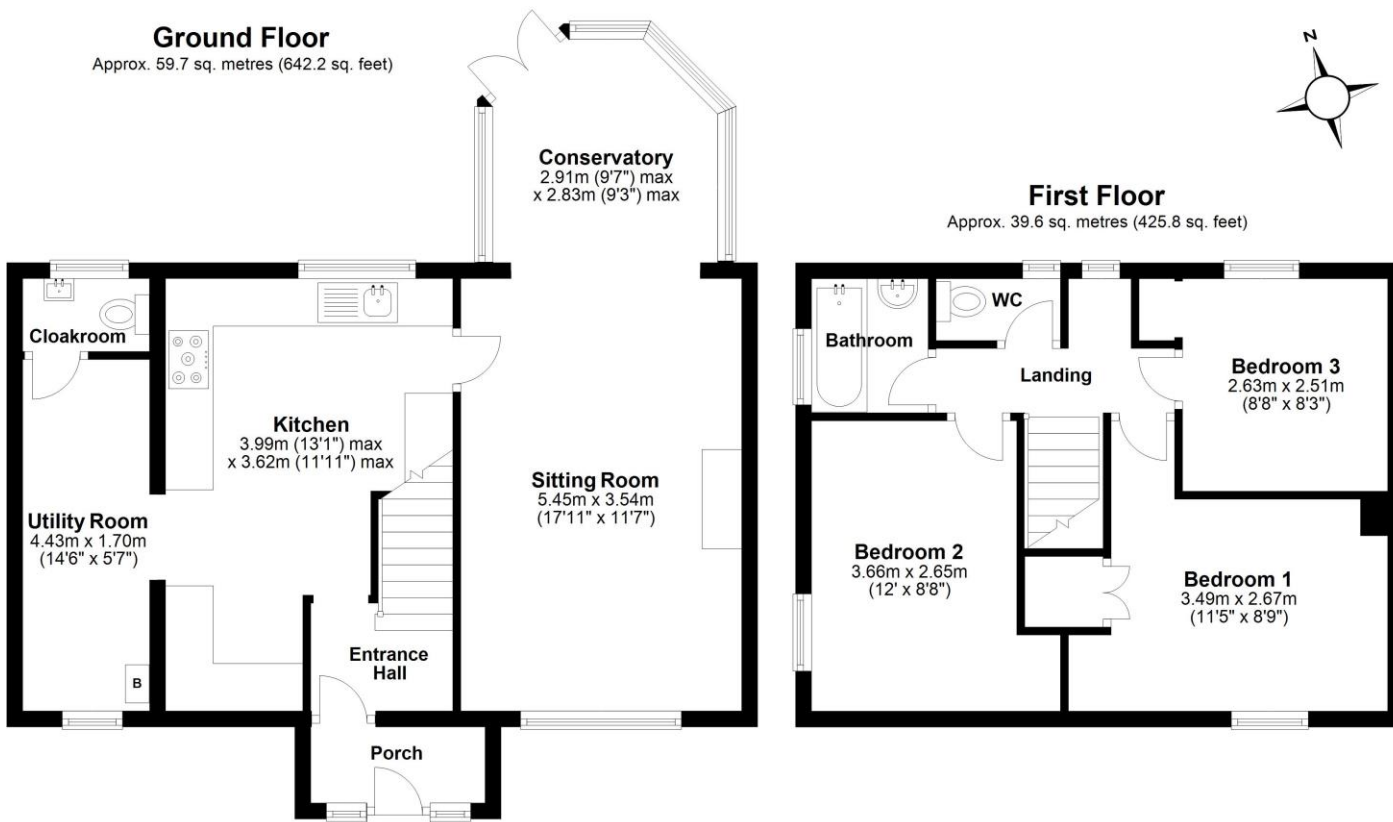
#### WC

UPVC obscure double glazed window to rear, close coupled WC.

### EXTERNALLY

Enclosed rear garden mainly laid to lawn, patio area, storage shed, rear gated access.





Total area: approx. 99.2 sq. metres (1068.1 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.

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

**Council Tax:** Band B - £1,893.98 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

**Viewing:** Strictly by appointment through the agent **Kingstons**.

**Directions:** From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. At the next mini roundabout bear left and continue onto Trowbridge Road. Proceed over the mini roundabout and take the next turning left onto Culver Road. Take the first turning right onto Southville Road. Take the second turning left onto Southville Close where number 6 will be found on the right-hand side. **What3words:** ///coasters.repay.pages

**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.