



31 Southleigh
Bradford on Avon, Wiltshire, BA15 2EQ



Smart, light and airy detached chalet bungalow enjoying an elevated position on the Frome side of town, with stunning far-reaching views to the rear. Providing flexible accommodation arranged over two floors, including a 7m (23') sitting/dining room enjoying far reaching views, two first floor double bedrooms and an additional ground floor room suitable for a bedroom or extra reception room. Likely to be very popular, early and decisive viewing is strongly recommended.



Two First Floor Double Bedrooms
Ground Floor Double Bedroom / Reception Room
Sitting/Dining Room
Kitchen/Breakfast Room
Utility Room
Cloakroom
Shower Room
Garden
Garage
Driveway

£500,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed door and windows to front, radiator, stairs to the first floor with storage cupboard under.

Sitting/Dining Room

7.05m (23'2") x 3.36m (11')

UPVC double glazed sliding door and window to side, two UPVC double glazed windows to rear, feature fireplace with gas fire and back boiler, two radiators.

Kitchen

3.26m (10' 8") x 3.24m (10' 7")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, integrated fridge/freezer, plumbing for dishwasher, freestanding electric cooker with extractor hood over.

Utility Room

UPVC double glazed window to side, UPVC double glazed obscure door to rear garden, fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, extractor fan.

Cloakroom

UPVC obscure double glazed window to front, wash hand basin, close coupled WC, tiled splashbacks, extractor fan, radiator.

Bedroom 3 / Reception Room

3.30m (10'10") x 3.02m (9'11")

UPVC double glazed window to front, radiator.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder, loft hatch.

Bedroom 1

4.06m (13'4") x 3.04m (10')

UPVC double glazed window to side, fitted wardrobe, door to eaves storage, radiator.

Bedroom 2

3.46m (11'4") x 3.04m (10')

UPVC double glazed windows to front and side, radiator, door to eaves storage.

Shower Room

UPVC obscure double glazed window to side, fitted with three piece suite comprising shower enclosure, close coupled WC, wash hand basin, extractor fan, tiled splashback, tiled flooring, electric heated towel rail.

EXTERNALLY

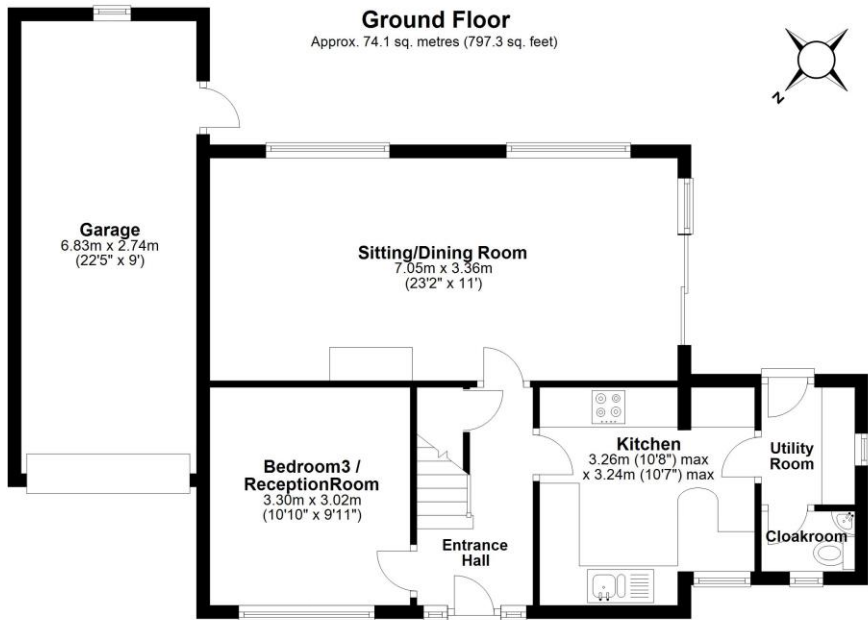
Enclosed rear garden with lawned area, flower and shrub borders, patio area with electric awning, patio area with pergola, lighting, storage shed, cold water tap, gated side access. The front garden has a lawned area with a flower and shrub border, a driveway providing off road parking and an additional hard standing area.

Garage

6.83m (22' 5") x 2.74m (9')

UPVC double glazed obscure window to rear and door to side, electric roller door front, power and light connected.





Total area: approx. 120.6 sq. metres (1298.5 sq. feet)

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



Tenure: Freehold.

Council Tax: Band D - £2,435.11 (April 2024 - March 2025 financial year)

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

What3words: ///response.wrenching.writing

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and across the town bridge onto St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and continue straight across the next mini roundabout. Proceed over the canal bridge and turn right immediately right. Continue up Jones Hill and take the first turning left onto Southleigh. Turn left and follow the road down and around, where number 31 will be found on the left-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		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		