



102 Lye Green
Upper Westwood, Bradford on Avon, Wiltshire, BA15 2DT



A rare opportunity to acquire an individual detached bungalow enjoying a substantial plot of approximately 1/3 acre, nestled on the outskirts of Upper Westwood, adjoining open countryside. Conveniently located for the nearby village amenities in Lower Westwood, the Avoncliff train station, and the picturesque town of Bradford on Avon. Requiring complete modernisation throughout but offering immense scope to be re-developed (subject to the relevant permissions) we expect that this property will receive a high level of interest so would recommend booking a viewing promptly to avoid missing out.



- Two Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Utility Room
- Bathroom
- Generous Garden
- Detached Garage
- Driveway
- No Onward Chain

Guide Price £400,000
OFFERS INVITED BY 5PM 31ST OCTOBER 2024



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Hallway

UPVC double glazed entrance door and window to front, radiator.

Sitting Room 4.31m (14'2") x 4.25m (13'11")

UPVC double glazed windows to front and rear, feature fireplace with open fire, radiator.

Kitchen/Dining Room 5.82m (19'1") x 3.90m (12'10") max

UPVC double glazed windows to side and rear, uPVC double glazed entrance door to front, fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated slimline dishwasher, space for fridge/freezer, fitted eye level oven, four ring electric hob with extractor hood over, radiator.

Rear Porch

UPVC double glazed construction with windows to side and rear, door to garden.

Conservatory 3.74m (12'3") x 2.85m (9'4") max

UPVC double glazed construction with windows to side and rear, radiator.

Potting Shed 2.85m (9' 4") x 2.33m (7' 8")

UPVC double glazed construction with windows to side and rear, door to garden.

Utility Room 3.04m (10') x 2.97m (9'9")

Internal wooden glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, sink unit, floor mounted oil-fired boiler, plumbing for washing machine, built-in storage cupboard.

Bedroom 1 4.30m (14'1") x 3.49m (11'5")

UPVC double glazed window to side, built-in wardrobe, radiator.

Bedroom 2 4.24m (13'11") x 2.65m (8'8")

UPVC double glazed window to side, built-in wardrobe, radiator.

Bathroom

UPVC double glazed window to rear, fitted with three-piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled splashbacks, radiator.

EXTERNALLY

The garden is mainly laid to lawn with mature flower borders, shrubs and trees, a driveway provides off road parking.

Garage 4.92m (16' 2") x 4.53m (14' 10")

Opening to front.

Council Tax: Band B - £1,893.98

(April 2024 - March 2025 financial year)

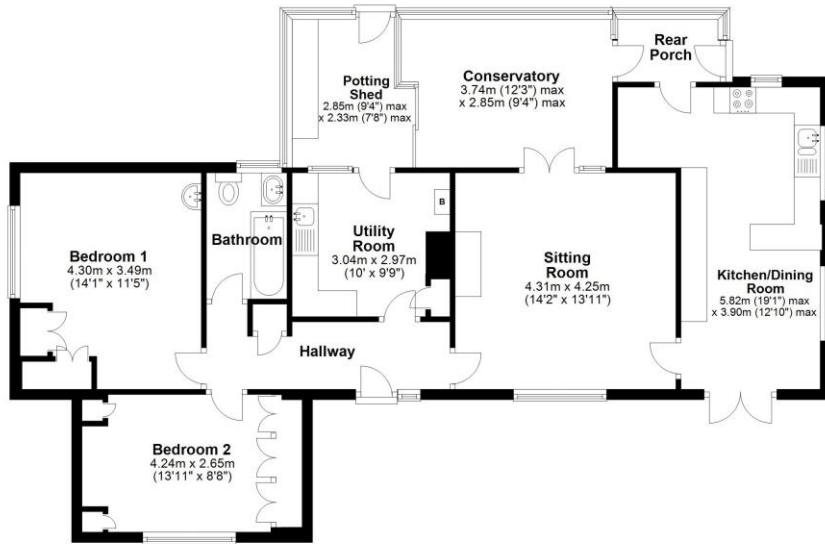
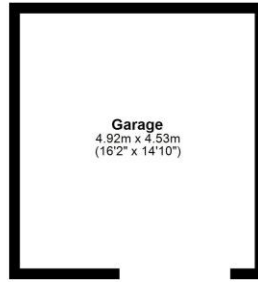
Tenure: Freehold.

Construction: We understand this property is a 'Woolaway bungalow' and is of non-standard construction. If you require a mortgage, we would recommend consulting your lender first.

Right of Way: There is a public right of way leading down the eastern boundary of the property. The right of way has only been fenced off at the lower part of the garden to provide privacy but this could be continued along the full extent of the boundary.

Viewing: Strictly by appointment through the Agent Kingstons.





Total area: approx. 125.1 sq. metres (1346.9 sq. feet)
This representation is provided for general guidance and is not to scale. All measurements quoted are approximate.



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 immediately right. Continue up Jones Hill, passed Southleigh on the left until you get to a small group of houses on the righthand side. 102 is the first property on the right.

What3words: ///gravitate.rely.trendy

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		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		