



7 Christchurch Road  
Bradford on Avon, Wiltshire, BA15 1TB





Well proportioned, family sized semi-detached home situated on the Bath side of the town, within a 'stone's throw' of Christchurch Primary School. Extended to provide a useful study area and utility/cloakroom, this property is likely to receive a high level of interest so early viewing is strongly advised.



- Three Bedrooms
- Sitting Room
- Kitchen & Dining Room
- Study Area
- Utility / Cloakroom
- Bathroom
- Garden
- Garage
- Driveway
- Solar Panels

£395,000



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Porch

UPVC obscure double glazed window to front, UPVC obscure double glazed entrance door to side.

#### Entrance Hall

Hardwood obscure glazed window to front, radiator, stairs with under-stairs cupboard, hardwood obscure entrance door to porch.

#### Sitting Room 3.98m (13'1") x 3.82m (12'6")

UPVC double glazed window to front, feature fireplace, radiator, alcoves with fitted shelving and storage cupboard.

#### Kitchen 3.30m (10'10") x 2.63m (8'8")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl sink unit, tiled splashbacks, built-in eye level electric double oven, four ring gas hob with extractor hood over, integrated fridge/freezer, plumbing for dishwasher.

#### Dining Room 2.63m (8'8") x 2.60m (8'6")

Alcove with fitted shelving and storage cupboard, radiator.

#### Study Area

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

#### Utility / Cloakroom

UPVC double glazed window to rear, radiator, plumbing for washing machine, wash hand basin with cupboard under, close coupled WC.

### FIRST FLOOR

#### Landing

Loft hatch, airing cupboard housing gas combination boiler.

#### Bedroom 1 3.82m (12'6") x 3.56m (11'8") max

Metal double glazed window to front, built-in wardrobe, radiator.

#### Bedroom 2 3.07m (10'1") x 2.63m (8'8")

Metal double glazed window to rear, radiator.

#### Bedroom 3 2.34m (7'8") x 2.34m (7'8") max

Metal double glazed window to front, radiator.

#### Bathroom

Two metal obscure double glazed windows to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, heated towel rail.

### EXTERNALLY

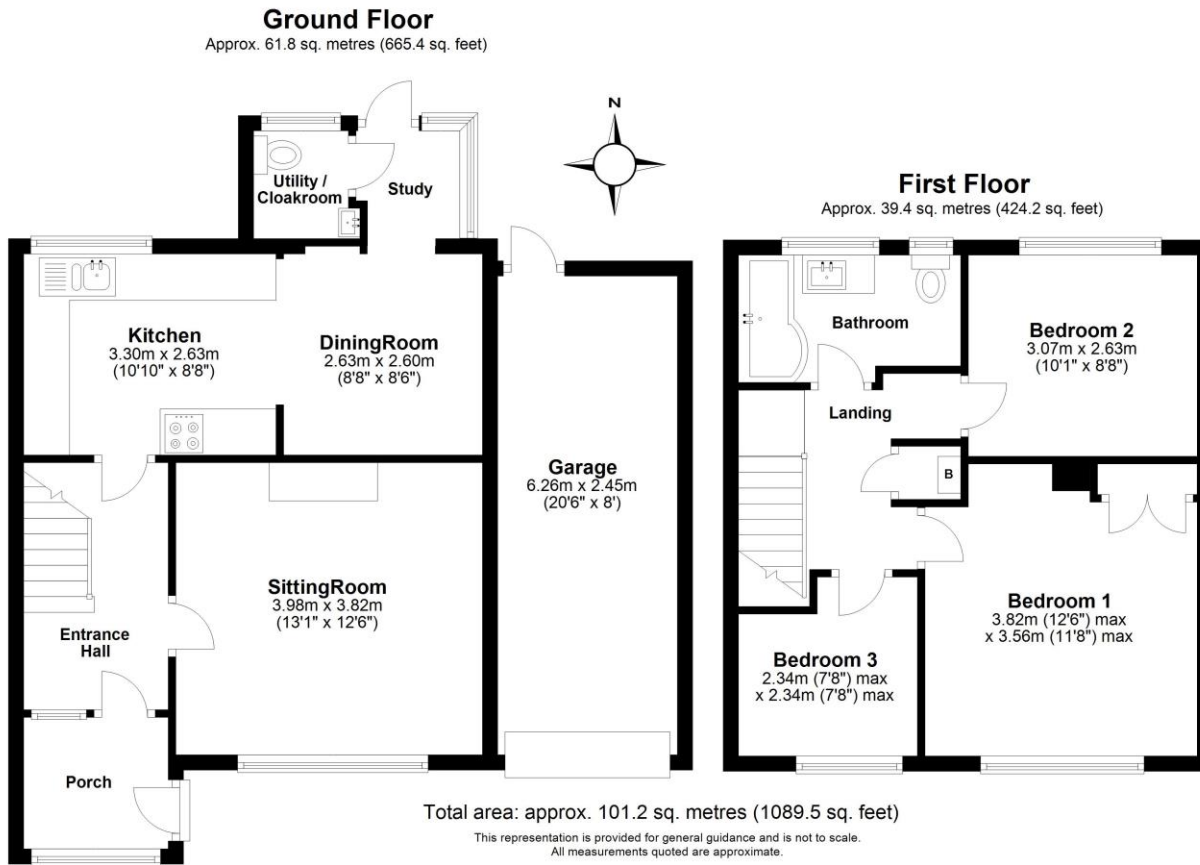
Enclosed rear garden mainly laid to lawn with shrubs borders, patio area, storage shed. The front garden is mainly laid to lawn with shrub borders, a driveway leads to:

#### Garage 6.26m (20' 6") x 2.45m (8')

Power and light connected, up and over door to front, wooden obscure glazed door to garden.







**Council Tax:** Band C - £2,164.54 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

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

**What3words:** ///cushy.region.career

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Proceed up the hill onto Masons Lane and take the first exit at the roundabout onto Bath Road. Proceed straight over the next mini roundabout and turn immediately right onto Berryfield Road. Take the first turning right onto Christchurch Road where number 7 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		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		