



35 Highfield Road  
Bradford on Avon, Wilts, BA15 1AS





Charming mature terrace tucked away in a cul-de-sac on the Bath side of the river, within walking distance of amenities including Christchurch and Fitzmaurice schools. Requiring modernisation, it offers a blank canvas for discerning buyers seeking a well-proportioned home to enhance to their taste. Featuring a lovely enclosed garden and available with no onward chain, this superb property presents an exceptional opportunity for first-time buyers, downsizers, or investors. Rare to the Bradford market in this price range and not to be missed.



Great Scope To Improve  
No Onward Chain  
Tucked Away, Convenient Location  
Lovely Garden  
Three Bedrooms  
Two Reception Rooms  
Kitchen  
Utility Room  
Bathroom  
Cloakroom

£299,950





## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed obscure entrance door, stairs to the first floor.

**Sitting Room** 5.39m (17'8") x 3.35m (11') max  
UPVC double glazed window to front, feature fireplace, radiator, double glazed sliding door to rear.

**Dining Room** 3.19m (10'6") x 3.12m (10'3")  
UPVC double glazed window to front, two radiators, open plan to:

**Kitchen** 3.90m (12'10") max x 2.10m (6'11")  
UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, space for cooker with extractor hood over, radiator.

**Rear Lobby** 1.97m (6'6") x 1.37m (4'6")  
UPVC obscure double glazed door and window to side, space for fridge/freezer.

**Cloakroom** 1.19m (3'11") x 0.78m (2'7")  
Close coupled WC, radiator.

**Utility Room** 3.05m (10') x 2.18m (7'2")  
UPVC double glazed window to side, fitted base units, plumbing for washing machine, wall mounted gas boiler serving heating system and domestic hot water.

### FIRST FLOOR

#### Landing

UPVC double glazed window to rear, radiator, access to loft.

**Bedroom 1** 4.10m (13'5") max x 3.12m (10'3")  
UPVC double glazed window to front, radiator, storage cupboard, airing cupboard housing hot water cylinder.

**Bedroom 2** 4.07m (13'4") x 2.78m (9'1")  
UPVC double glazed window to front, radiator, storage cupboard.

**Bedroom 3** 2.62m (8'7") x 2.45m (8'1")  
UPVC double glazed window to rear, radiator.

**Bathroom** 2.23m (7'4") x 1.42m (4'8")  
UPVC obscure double glazed window to rear, three piece suite comprising bath with electric shower over, wash hand basin with cupboard under, and close coupled WC, tiled splashbacks, shaver point and light, radiator.

### EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of plants, shrubs and flower beds, patio, side gate providing access to front, outside tap, shed, greenhouse and exterior lighting.

#### Council Tax:

Band C - £ 2,164.54 (April 2024 - March 2025 financial year)

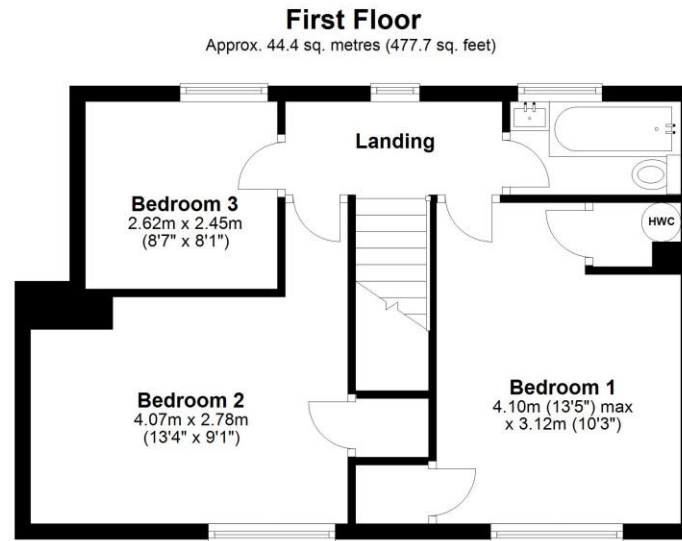
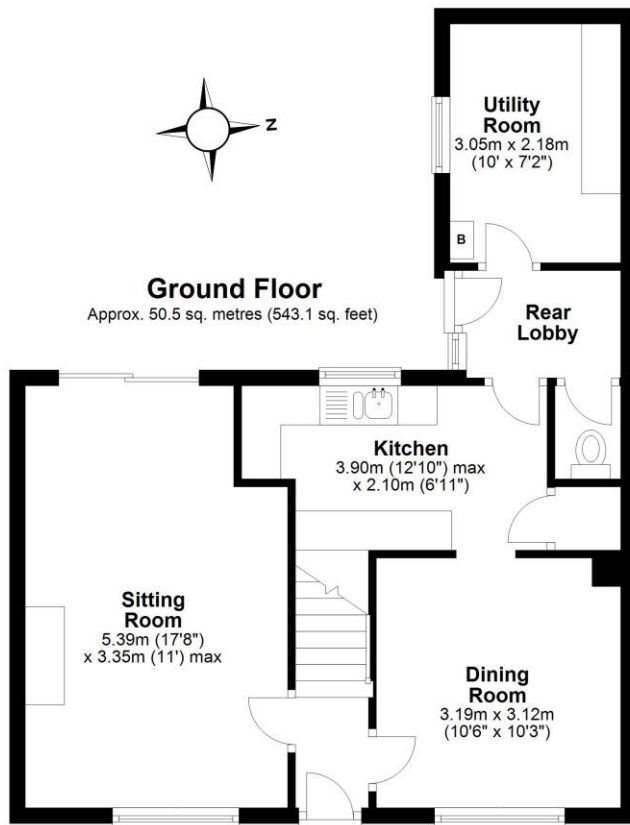
#### Tenure:

Freehold.

#### Viewing:

Strictly by appointment through the Agent Kingstons.





Total area: approx. 94.8 sq. metres (1020.8 sq. feet)

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



**Directions:** From our office in Silver Street, proceed up the hill and turn left at the roundabout onto Springfield. Proceed over the mini roundabout onto New Road and take the next left onto Highfield Road. Turn left at the T junction and number 35 will be found around the corner on the right-hand-side.

**What3words:** ///track.commenced.refrain

**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.

