



2a Elms Cross Drive
Bradford on Avon, Wiltshire, BA15 2EH

A smart, unique detached bungalow with a detached garage, a generous driveway, and an easy-to-maintain garden. Conveniently located near local amenities, including Sainsbury's and the Kennet & Avon Canal. This exceptional property offers an ideal downsizing or holiday home opportunity, and is available with no onward chain.



Well Placed For Amenities
Detached Garage & Generous Driveway
Two Double Bedrooms
Sitting Dining Room
Kitchen
Utility Room
Shower Room
Easy Maintenance Garden
No Onward Chain
£400,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door, radiator, airing cupboard, coat cupboard.

Sitting/Dining Room

6.27m (20'7") x 3.68m (12'1") Max

UPVC double glazed box bay window to front, feature fireplace, two radiators, uPVC double glazed sliding door to garden.

Kitchen

3.00m (9'10") x 2.93m (9'7") Max

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 composite sink, integrated fridge, electric oven with pull out extractor hood over, heated towel rail.

Utility Room

2.70m (8'10") x 1.69m (5'7")

UPVC double glazed windows to side and rear, plumbing for washing machine, space for fridge/freezer, fitted with a base and eye level units with worktop space over, UPVC double glazed door to garden.

Bedroom 1

3.67m (12') Max x 3.15m (10'4")

UPVC double glazed window to front, fitted wardrobes and drawers, radiator.

Bedroom 2

3.00m (9'10") x 2.68m (8'10")

UPVC double glazed window to rear, radiator.

Shower Room

UPVC obscure double glazed window to side, three piece suite comprising shower enclosure, wash hand basin with cupboards under and close coupled WC, tiled splashback, heated towel rail.

EXTERNALLY

Mainly laid to gravel with a variety of plants and shrubs, summer house, cold water tap, gated side access, driveway providing off road parking and leading to:

Garage

Detached single garage with power and light connected, UPVC double glazed window to side, up and over door to front.

Council Tax:

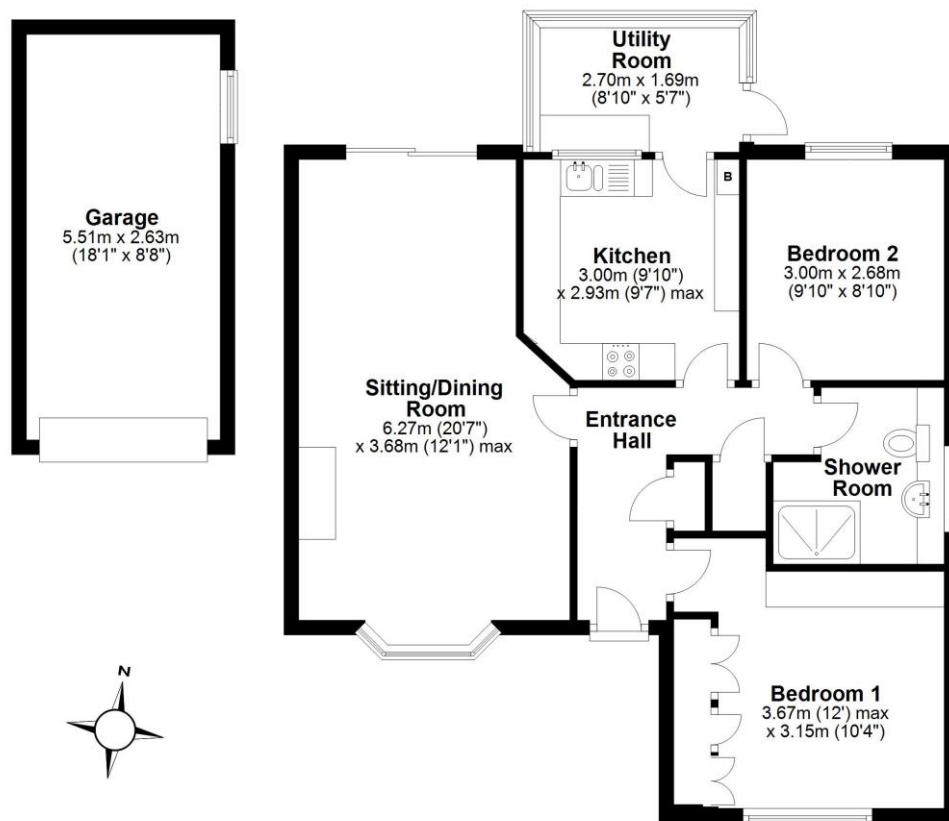
Band D - £2,164.54

(April 2024 - March 2025 financial year)

Tenure:

Freehold.





Main area: Approx. 68.4 sq. metres (735.8 sq. feet)
 Plus garage, approx. 14.5 sq. metres (156.0 sq. feet)

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



Viewing: Strictly by appointment through the agent **Kingstons**. **What3words:** ///feeds.clouding.bonnet

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and across the town bridge onto St Margaret's Street. Take the second exit at the next roundabout onto Frome Road. Continue across the canal bridge and turn right, just before leaving Bradford on Avon, onto Elms Cross Drive where 2a will be found immediately on the right-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		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		