



29

29 St. Laurence Road
Bradford on Avon, Wiltshire, BA15 1JQ



KINGSTONS

Mature semi-detached family-sized home enjoying a generous garden and a driveway
Conveniently located within easy reach of many local amenities including the Fitzmaurice Primary School, Kennet & Avon canal and the nearby woodland strips with a path leading into the town centre. Requiring some modernisation but offering significant potential for improvement and extension (subject to the necessary permissions), this property is likely to receive a high level of interest so early and decisive viewing is recommended.



Three Bedrooms
Sitting Room
Dining Room
Kitchen
Cloakroom
Bathroom
Garden
Driveway
No Onward Chain

£325,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to side, stairs to the first floor, exposed floorboards, built-in storage cupboard, radiator.

Dining Room

3.05m (10') x 3.04m (10')

UPVC double glazed window to front, feature fireplace with open fire, exposed floorboards, radiator.

Sitting Room

4.05m (13'3") x 3.65m (12') max

UPVC double glazed window to front, feature fireplace with open fire, radiator.

Kitchen

3.15m (10'4") x 2.26m (7'5")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, fitted electric oven, four ring gas hob with extractor hood over, radiator, UPVC double glazed door to garden.

Cloakroom

Wooden obscure single glazed window to rear, low-level WC.

FIRST FLOOR

Landing

UPVC double glazed window to side, built-in storage cupboard, loft hatch.

Bedroom 1

4.05m (13'3") max x 3.66m (12') max

UPVC double glazed window to front, radiator.

Bedroom 2

3.04m (10') x 3.04m (10')

UPVC double glazed window to front, feature fireplace, radiator.

Bedroom 3

3.19m (10'6") x 2.27m (7'5")

UPVC glazed window to rear, built-in airing cupboard housing gas boiler and hot water cylinder, radiator.

Bathroom

UPVC obscure double glazed window to side, three piece suite comprising bath with electric shower over, wash hand basin with cupboard under and close coupled WC, extractor fan, radiator, tiled splashbacks and floor.

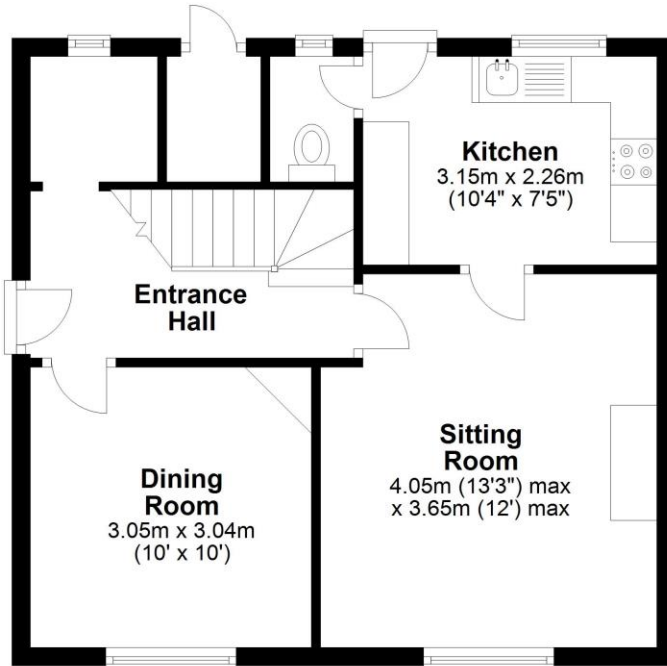
EXTERNALLY

The front garden is mainly laid to lawn with front hedge, a driveway provides off road parking. The rear garden is mainly laid to lawn with a variety of shrubs and trees, store, cold water tap.



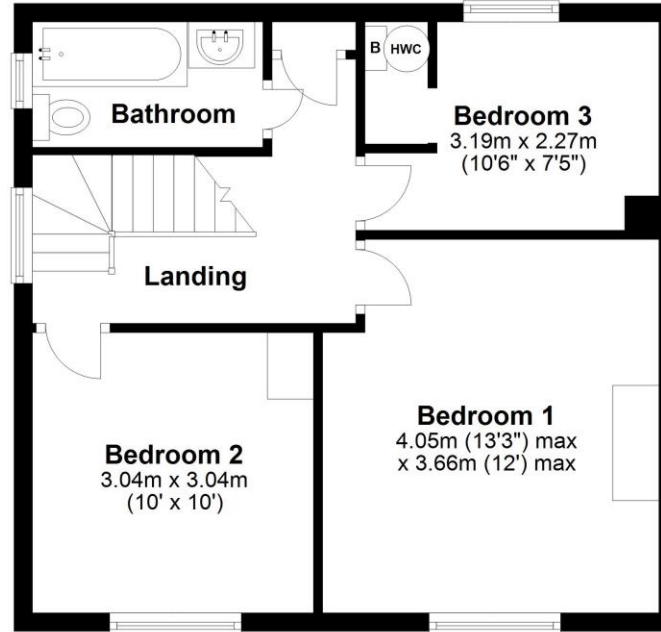
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 87.0 sq. metres (936.1 sq. feet)

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



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

Tenure: Freehold.

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

What3words: ///rigid.violinist.brownish

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. At the next mini roundabout bear left and continue onto Trowbridge Road. Take the third turning left onto St. Laurence Road where number 29 will be found further up 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		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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