



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

Smart extended family home providing a particularly generous ground floor including an open plan kitchen and dining room, and two additional reception rooms. Situated on the sought after Berryfield Road estate within a stone's throw of Christchurch Primary School and enjoying a southerly aspect garden, large detached garage and ample parking. This superb property is likely to generate considerable interest so early and decisive viewing is highly recommended.

Four Bedrooms
Sitting Room
Family Room
Kitchen & Dining Room
Utility & Shower Room
En-Suite Shower Room
Family Bathroom
Garden
Garage
Driveway

£550,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Two full height UPVC obscure double glazed windows and entrance door to front, stairs to the first floor with storage cupboards under, radiator.

Sitting Room 4.03m (13'3") x 3.80m (12'6")

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

Kitchen 5.99m (19'8") x 2.68m (8'10")

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 sink unit with mixer tap, tiled splashbacks, integrated dishwasher, fitted electric oven, five ring gas hob with extractor hood over, coffee machine, space for fridge/freezer, radiator.

Dining Room 3.64m (11'11") x 3.35m (11')

UPVC double glazed windows to side and rear, UPVC double glazed double doors to garden, radiator.

Utility 2.65m (8'8") max x 1.58m (5'2")

UPVC obscure double glazed door to garden, fitted with a matching range of base cupboard and full height cupboard, worktop space, extractor fan, plumbing for washing machine, radiator.

Family Room 4.60m (15'1") x 3.53m (11'7") max

UPVC double glazed windows to front and side, radiator.

Shower Room

UPVC obscure double glazed windows to side and rear, three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, extractor fan, tiled floor.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1 4.70m (15'5") x 3.53m (11'7")

UPVC double glazed window to front, radiator.

En-Suite Shower Room

UPVC obscure double glazed window to rear, three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, tiled splashbacks and floor, heated towel rail, extractor fan.

Bedroom 2 3.57m (11'9") x 2.81m (9'3")

UPVC double glazed window to front, radiator.

Bedroom 3 3.10m (10'2") x 2.68m (8'10")

UPVC double glazed window to rear, radiator.

Bedroom 4 2.39m (7'10") x 2.31m (7'7") max

UPVC double glazed window to front, radiator.

Bathroom

Two UPVC 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 and floor, heated towel rail, extractor fan.

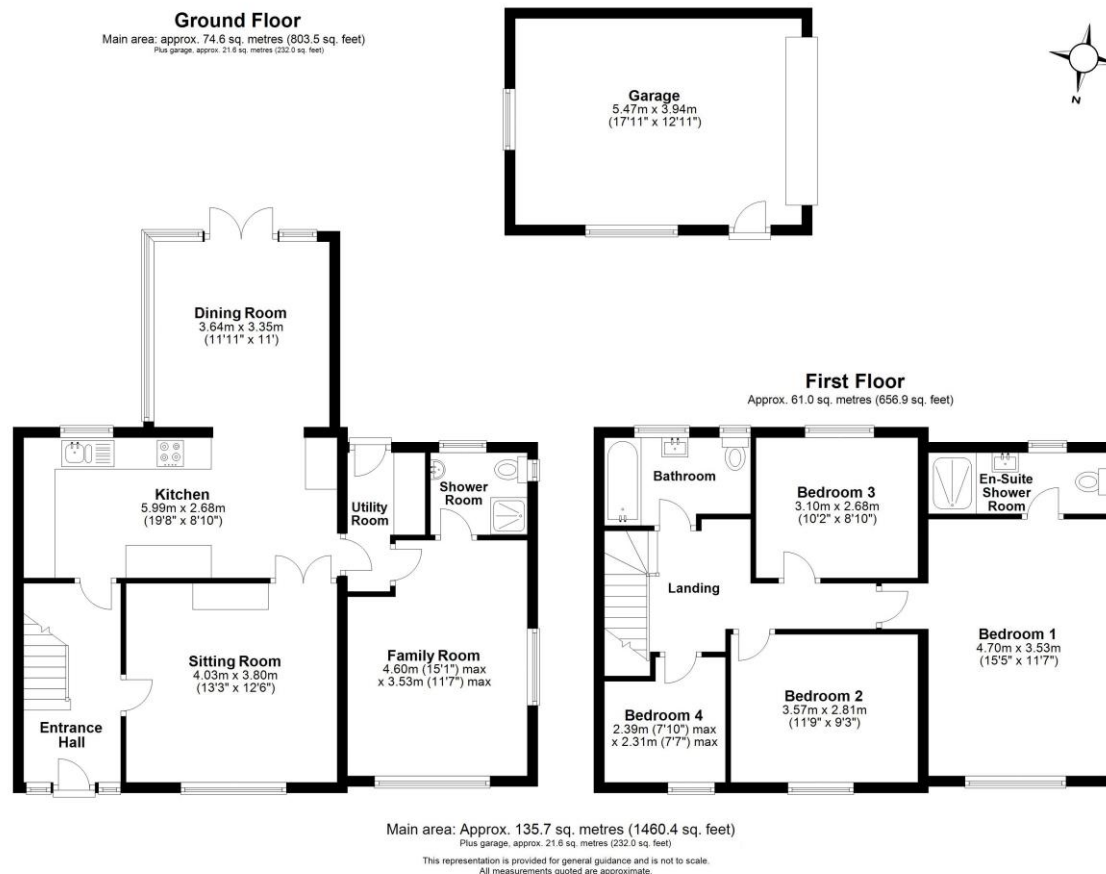
EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, covered patio area, gated side and rear access. To the front is a driveway providing off road parking. To the rear is an additional driveway which leads to:

Garage 5.47m (17' 11") x 3.94m (12' 11")

Power and light connected, up and over door to front, UPVC double glazed windows to side and rear, wooden obscure glazed door from garden.





Council Tax: Band E - £3128.82 (April 2025 - March 2026 financial year) **Tenure:** Freehold.

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

What3words: ///spaces.solution.seabirds

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 2 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	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY
01225 867591 | bradford@kingstons.biz
www.kingstons.biz

