



15 Uncles Lane
Bradford on Avon, Wiltshire, BA15 1FZ

Smart, well-proportioned, modern terraced home providing light and airy accommodation arranged over two floors, including a lovely kitchen/dining room with doors opening onto the southerly-facing garden, as well as a useful garage and driveway. Constructed in 2019 by CG Fry and situated on the desirable Kingston Farm development, conveniently located within walking distance of the town centre, train station, and many other local amenities.



Three Double Bedrooms
Sitting Room
Kitchen/Dining Room
Cloakroom
En-Suite Shower Room
Bathroom
Garden
Garage
Driveway

£475,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to front, stairs to the first floor with storage cupboard under, radiator.

Cloakroom

Wash hand basin, close coupled WC, tiled splashback and floor, extractor fan, radiator.

Sitting Room

4.75m (15'7") x 3.58m (11'9")
UPVC double glazed sash window to front, feature fireplace with coal effect gas fire, radiator.

Kitchen/Dining Room

5.89m (19'4") x 3.59m (11'9")
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 stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, fitted eye level electric oven, five ring gas hob with extractor hood over, radiator, UPVC double glazed double doors to garden.

FIRST FLOOR

Landing

Two built-in storage cupboards, loft hatch, radiator.

Bedroom 1

3.52m (11'7") x 3.26m (10'8")
UPVC double glazed sash window to front, radiator.

En-Suite Shower Room

Three piece suite comprising shower enclosure with fitted shower, wash hand basin and close coupled WC, extractor fan, tiled splashback, heated towel rail.

Bedroom 2

3.16m (10'4") x 2.91m (9'7")
UPVC double glazed window to rear, radiator.

Bedroom 3

3.17m (10'5") x 2.89m (9'6")
UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed sash window to front, three piece comprising bath with shower over, wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

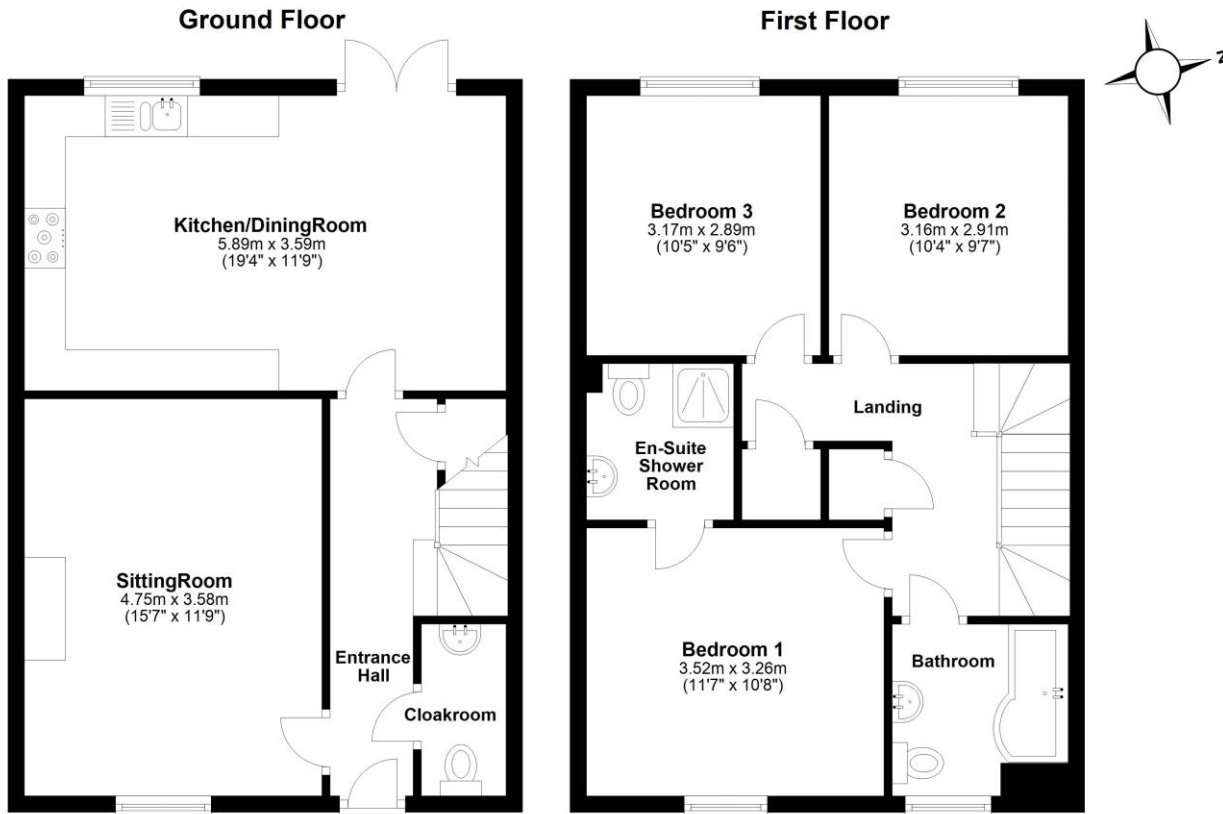
EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio area, gated rear access to driveway and garage.

Garage 5.88m (19' 3") x 3.12m (10' 3")

Up and over door to front, power and light connected, UPVC double glazed personnel door to side.





Total area: approx. 99.5 sq. metres (1070.6 sq. feet)

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



Council Tax: Band D - £2,435.11 (April 2024 - March 2025 financial year)

Tenure: Freehold.

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

Estate Charge: £369.60 Per Annum (2024-2025).

Directions: From our office in Silver Street, proceed up the hill, continue onto Holt Road and turn right at the roundabout onto Benjamin Street. Proceed up the hill and bear left onto Duffield Lane. Take the next turning right onto Uncles Lane where number 15 will be found on the left-hand side. **What3words:** ///blackmail.stickler.cope

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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		