



30 Woolley Drive
Bradford on Avon, Wiltshire, BA15 1AU



A detached bungalow in need of modernisation, featuring a beautiful south-westerly facing garden and significant potential for improvement. Located in the highly sought-after Woolley area on the Bath side of the river, this property includes a carport and driveway. Offering a rare opportunity to create a custom home in an exceptionally desirable location, it is also available with no onward chain.



Three Bedrooms
Sitting Dining Room
Kitchen
Cloakroom
Wet Room
Conservatory
Garden
Double Glazing
Car Port & Driveway
No Onward Chain

£425,000



GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door and window to side, radiator, tiled flooring.

Cloakroom

UPVC obscure double glazed window to rear, wash hand basin, low-level WC, tiled splashback, tiled flooring.

Sitting Dining Room

4.91m (16'1") x 3.61m (11'10")
UPVC double glazed windows to front and side, feature fireplace with electric fire, radiator, open plan to:

Kitchen

3.36m (11') x 1.78m (5'10")
UPVC double glazed door and 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, space for fridge, freestanding gas cooker, two cupboards.

Conservatory

3.50m (11'6") x 2.36m (7'9")
UPVC double glazed with double doors to garden.

Hallway

Access to loft, airing cupboard housing hot water cylinder.

Bedroom 1

3.03m (9'11") x 2.84m (9'4")
UPVC double glazed window to front, built-in wardrobe, radiator,

Bedroom 2

3.02m (9'11") x 2.99m (9'10")
UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 3

3.01m (9'11") x 1.83m (6')
UPVC double glazed window to front, radiator.

Wet Room

UPVC obscure double glazed window to rear, electric shower, pedestal wash hand basin, close coupled WC, extractor fan, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of flowers, trees and shrubs, decking, outside cold water tap, gated side access, and store housing wall mounted gas boiler. The front garden is also laid to lawn with car port, driveway and flower and shrub borders.

Council Tax:

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

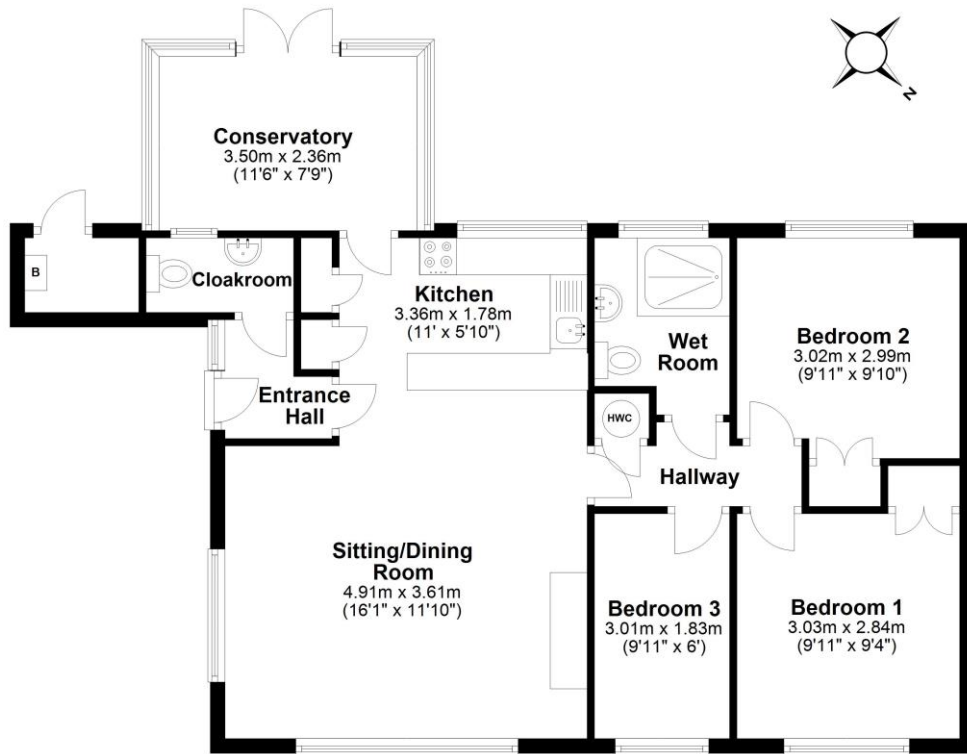
Tenure:

Freehold.



Ground Floor

Approx. 71.5 sq. metres (769.5 sq. feet)



Total area: approx. 71.5 sq. metres (769.5 sq. feet)

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



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

Directions: From our office in Silver Street, proceed up the hill and turn left at the roundabout onto Springfield. Proceed over the next mini roundabout and take the next turning right onto Woolley Drive where number 30 will be found around the bend, on the right.

What3words: ///nuptials.dancer.jumbled

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		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		