



34 Spencers Orchard
Bradford on Avon, Wiltshire, BA15 1TJ



Stylish and beautifully modernised end-of-terrace home, situated in the highly regarded Spencers Orchard development, adjacent to the Kennet & Avon Canal. Extended to provide a particularly lovely open plan living space and ideally located within a walking distance of mainly local amenities including Sainsbury's supermarket and the train station. An ideal opportunity for downsizers, first-time buyers, or those looking for a smart home to move straight into. Available with no onward chain.



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

£410,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to front, radiator.

Cloakroom

UPVC obscure double glazed window to front, pedestal wash hand basin, close coupled WC, tiled splashback, heated towel rail.

Sitting Room 5.07m (16'8") x 3.69m (12'1")

UPVC double glazed window to front, two radiators, stairs to the first floor with built-in cupboard under.

Kitchen 4.67m (15'4") x 2.66m (8'9")

Fitted with a matching range of base and eye level units with worktop space over with ceramic 1 1/2 bowl sink, integrated fridge freezer, dishwasher and washing machine, fitted electric oven, four ring electric hob with extractor hood over, cupboard housing wall mounted gas combination boiler.

Dining Room 4.22m (13'10") x 2.54m (8'4")

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

FIRST FLOOR

Landing

Airing cupboard with radiator, loft hatch.

Bedroom 1 4.10m (13'5") x 2.71m (8'11")

UPVC double glazed window to front, radiator.

Bedroom 2 3.71m (12'2") x 2.58m (8'5")

UPVC double glazed window to rear, radiator.

Bedroom 3 2.70m (8'10") x 1.96m (6'5")

UPVC double glazed window to rear, radiator.

Bathroom

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

EXTERNALLY

Enclosed raised garden mainly laid to lawn with flower and shrub borders, lighting, raised decked area, cold water tap, gated side access. Front garden mainly laid to lawn with flower and shrub borders, garage in block to front with parking space.

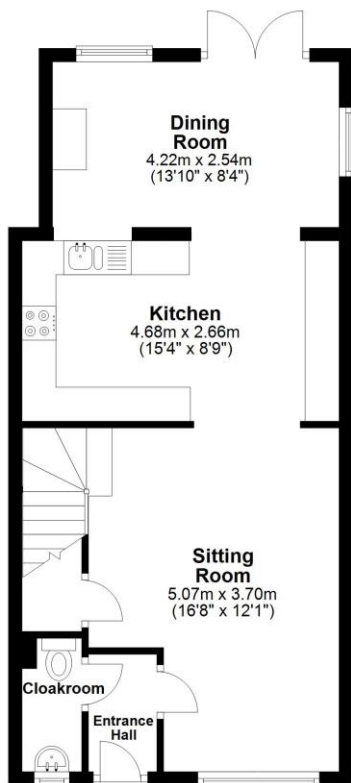
Garage 5.34m (17' 6") x 2.53m (8' 4")

Up and over door to front, power and light connected.



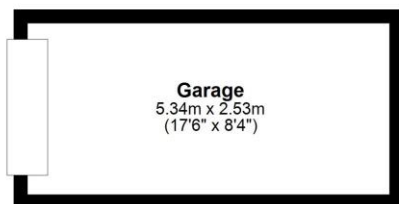
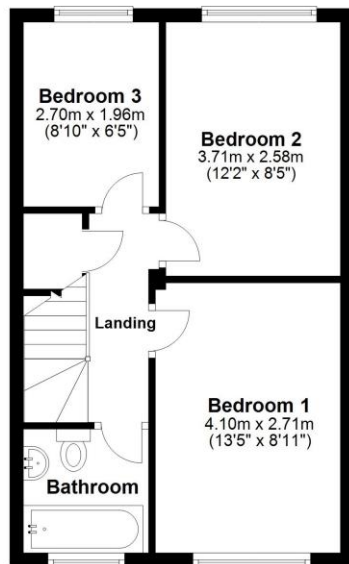
Ground Floor

Main area: approx. 47.8 sq. metres (514.1 sq. feet)
Plus garage, approx. 13.5 sq. metres (145.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Main area: Approx. 84.6 sq. metres (910.4 sq. feet)

Plus garage, approx. 13.5 sq. metres (145.4 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax: Band D - £2,559.95
(April 2025 - March 2026 financial year)

Tenure: Freehold.

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

What3words: ///departure.reeling.grills

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout the town bridge on St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and proceed over the mini roundabout, over the canal bridge and through the narrow traffic calming section. Turn left the next mini roundabout onto Moulton Drive and turn left the next mini roundabout onto Spencers Orchard. Follow the road through the bend and bear left at the bottom where number 34 will be found on the top left corner.

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.

