



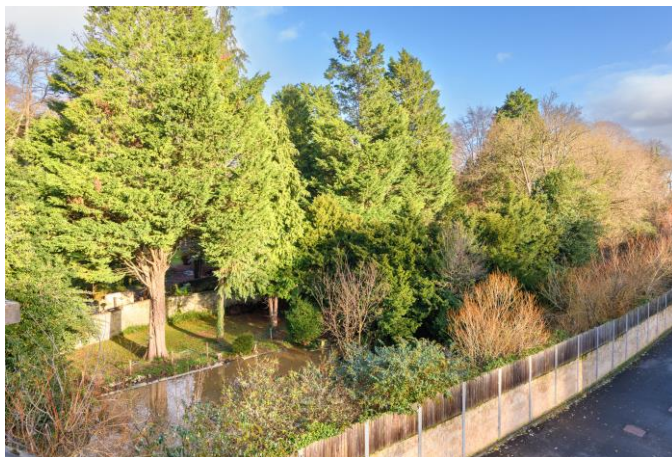
18 The Paddock
Bradford on Avon, Wiltshire, BA15 1FN

Smart modern townhouse enjoying a central location within the sought after Kingston Mills development, located within the heart of Bradford on Avon. Providing light, airy and impressively proportioned accommodation including a wonderful open plan living space opening onto a balcony with views towards the River Avon. Ideally placed for town centre amenities including the train station, shops and restaurants, and yet tucked away from the town's hustle and bustle, this superb property presents a rare combination of highly desirable features not to be missed.



Four Bedrooms
Open Plan Living Space
Utility Room
Bathroom
Two En-Suite Shower Rooms
Cloakroom
Balcony
Enclosed Garden
Tandem Garage
Underfloor Heating

£612,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden double glazed obscure entrance door to front, stairs to the first floor, under floor heating.

Inner Hallway

Cupboard housing ventilation system.

Utility Room

Wooden double glazed obscure door to garden, fitted with a matching base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, cupboard housing wall mounted gas boiler, built-in airing cupboard housing hot water cylinder, under floor heating.

Garage 10.12m (33' 2") x 3.25m (10' 8")

Tandem garage with power and light connected, electric up and over door to front, up and over door to rear.

Agents Note: Other residents in the area have converted the rear half of their garage into a garden room (stp).

FIRST FLOOR

Landing

Stairs to the second floor, underfloor heating.

Living Area 4.79m (15' 9") x 3.25m (10' 8")

Two wooden double glazed windows to front, wooden double glazed double doors to balcony, under floor heating.

Kitchen/Dining Area 5.57m (18' 3") x 2.98m (9' 9")

Two wooden double glazed windows to rear and one to side, 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 and dishwasher, fitted double electric oven, four ring gas hob with extractor hood over, under floor heating.

Cloakroom

Pedestal wash hand basin, close coupled WC, tiled splashback, extractor fan, tiled floor, under floor heating.

SECOND FLOOR

Landing

Stairs to the third floor, underfloor heating.

Bedroom 1 4.21m (13'10") x 3.28m (10'9")

Wooden double glazed windows to rear and side, underfloor heating, walk-in wardrobe.

En-Suite Shower Room

Three piece suite comprising shower enclosure with fitted shower, wash hand basin and close coupled WC, extractor fan, shaver point, heated towel rail, tiled splashbacks and floor, underfloor heating.

Bedroom 2 3.47m (11'5") x 3.25m (10'8")

Wooden double glazed window to front, underfloor heating.

En-Suite Shower Room

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

THIRD FLOOR

Landing

Under floor heating, loft hatch.

Bedroom 3 3.25m (10'8") x 3.19m (10'6")

Wooden double glazed window to rear and side, under floor heating.

Bedroom 4 4.42m (14'6") x 2.67m (8'9")

Wooden double glazed window to front and side, storage cupboard, under floor heating.

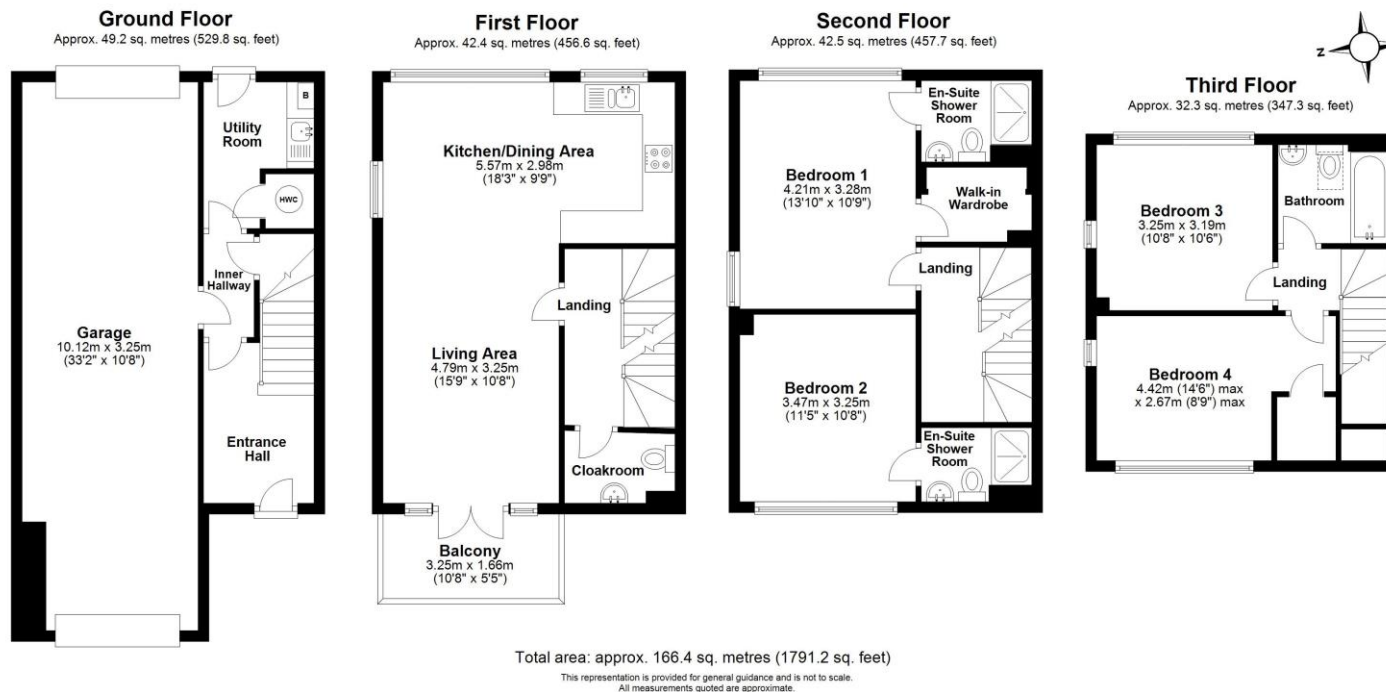
Bathroom

Wooden double glazed Velux window to rear, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, extractor fan, shaver point, heated towel rail, tiled splashbacks and floor, underfloor heating.

EXTERNALLY

The rear garden is mainly laid to lawn with a decked area, patio area, cold water tap and up and over door to garage.





Council Tax: Band F - £3,517.38 (April 2024 - March 2025 financial year)

Tenure: Freehold.

Service Charge: £427.69 (1 April 24 - 30 Sept 24)

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

What3words: ///subway.kilowatt.cracker

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and turn immediately left onto Bridge Yard, just before the town bridge. Proceed through the flat archway and follow the road around to the junction. Turn right onto Kingston Road and take the first turning right onto The Paddock, where number 18 will be found immediately 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	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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