



Oriel House 41a Frome Road  
Bradford on Avon, Wiltshire, BA15 2ED



Overlooking the picturesque Kennet & Avon Canal, this beautifully presented and distinctive detached home is perfectly positioned for easy access to central amenities, including the train station, swimming pool, cafes, shops, and restaurants. Thoughtfully designed to make the most of its stunning outlook, the bright and airy principal reception rooms are situated on the first floor, seamlessly extending to the lovely westerly-facing rear garden. A generous driveway and garage add to the home's practicality. This exceptional property offers a rare opportunity for those seeking a stylish, modern home that is both easy to live in and ideal as a lock-up-and-leave residence for travellers. Available with no onward chain.

Three Bedrooms  
Sitting Room With Open Fire  
Dining Room  
Kitchen  
Bathroom  
En-Suite Shower Room  
Garden Office  
Garden  
Driveway & Garage  
No Onward Chain  
£600,000





## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC obscure double glazed door and window to front, UPVC obscure double glazed window to side, storage cupboard, stairs to first floor with storage under, radiator.

#### Bedroom 1

4.02m (13'2") x 2.95m (9'8")

UPVC double glazed door and window to side, radiator.

#### En-suite Shower Room

Fitted with three piece suite with shower enclosure, wash hand basin with storage under, close coupled WC, extractor fan, tiled splashback, heated towel rail.

#### Bedroom 2

3.97m (13') x 2.94m (9'8")

UPVC double glazed window to front, radiator.

#### Bedroom 3

3.18m (10'5") x 3.00m (9'10")

Two UPVC double glazed windows to side, cupboard housing wall mounted gas boiler and water softener, radiator.

#### Bathroom

Fitted with four piece suite comprising bath with hand shower attachment, wash hand basin with storage under, shower enclosure and close coupled WC, tiled splashbacks, extractor fan, uPVC obscure double glazed window to side, two heated towel rails.

### FIRST FLOOR

#### Landing

UPVC double glazed window to front, access to loft.

#### Sitting Room

6.12m (20'1") x 4.08m (13'5")

UPVC double glazed box window to front, UPVC double glazed window to side, feature fireplace with open fire, two radiators.

#### Dining Room

4.08m (13'5") x 3.03m (9'11")

UPVC double glazed double door and two windows to rear, radiator.

#### Kitchen

4.38m (14'4") x 2.41m (7'11")

UPVC double glazed window to rear and 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, dishwasher, space for washing machine, fitted electric oven, four ring electric hob with extractor hood over, built-in microwave, radiator.

### EXTERNALLY

Enclosed rear garden, mainly laid to patio with decked area, a variety of flowers and shrubs, gated side access with steps to front, 2 cold water taps, external power socket. Driveway to front providing off road parking for two vehicles, external lighting.

#### Garage

Electric roller door to front, power and light connected, personal door to rear.

#### Garden Office

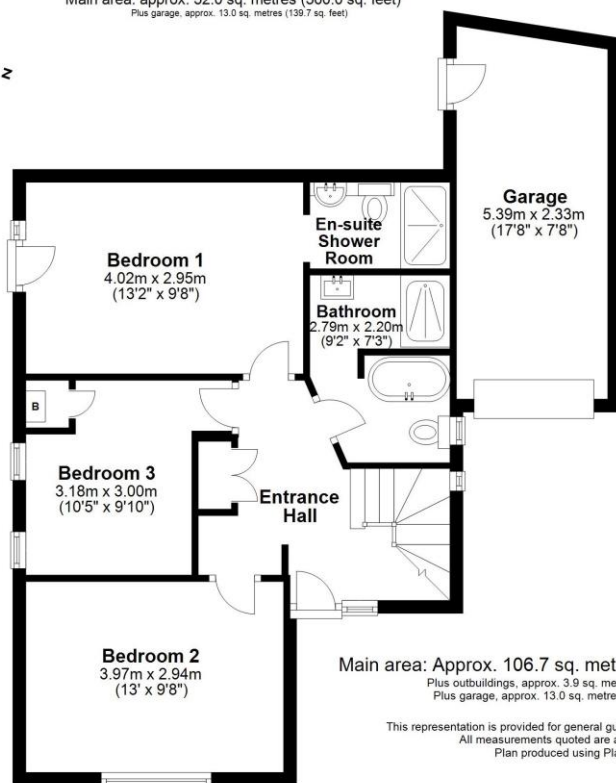
2.32m (7'7") x 1.70m (5'7")

Double glazed door and window to front, double glazed window to side.



## Ground Floor

Main area: approx. 52.0 sq. metres (560.0 sq. feet)  
Plus garage, approx. 13.0 sq. metres (139.7 sq. feet)

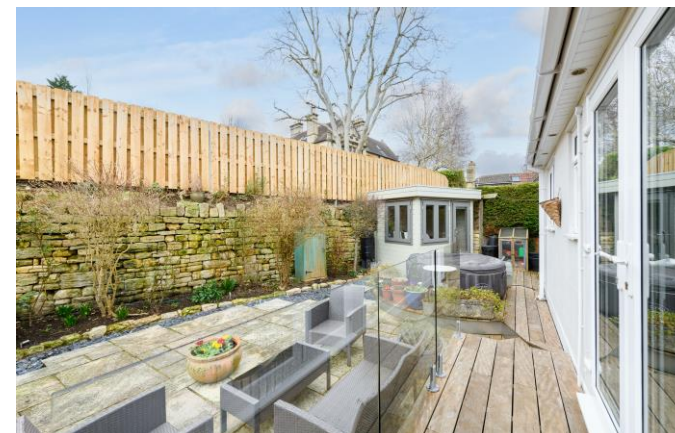
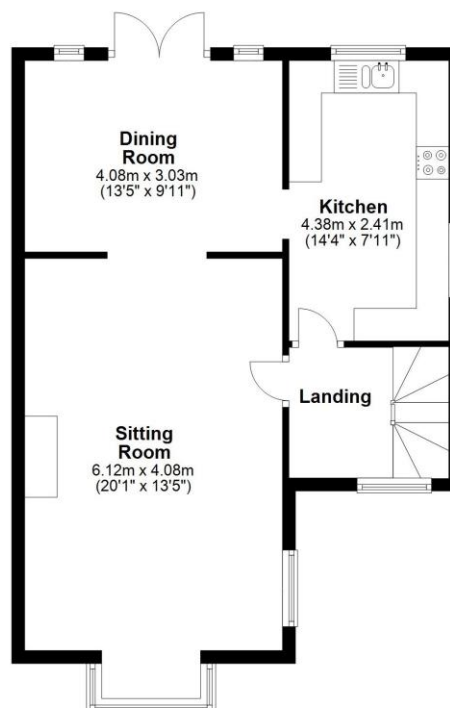


Main area: Approx. 106.7 sq. metres (1148.8 sq. feet)  
Plus outbuildings, approx. 3.9 sq. metres (42.5 sq. feet)  
Plus garage, approx. 13.0 sq. metres (139.7 sq. feet)

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

## First Floor

Main area: approx. 54.7 sq. metres (588.9 sq. feet)  
Plus outbuildings, approx. 3.9 sq. metres (42.5 sq. feet)



**Council Tax:** Band E - £2976.24 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

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

**What3words:** ///blossom.recital.waltzes

**Directions:** From our office in Silver Street, proceed down the hill and across the town bridge. Take the second exit at the roundabout onto Frome Road and again at the next. Continue over the canal bridge and turn immediately right where Oriel House will be found 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		79 C
55-68	D	67 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

