



26 Elms Cross Drive
Bradford on Avon, Wiltshire, BA15 2EL



On the market for the first time in 50 years, this detached chalet-style home enjoys a desirable corner plot backing onto open fields. With excellent potential for modernisation and extension (subject to the necessary permissions), it offers a fantastic opportunity for buyers. The well-proportioned layout includes a versatile study or ground-floor bedroom, plus a driveway and garage. Ideally located near Fitzmaurice Primary School, the train station, Sainsbury's, and the scenic Kennet & Avon Canal, this property is also offered with no onward chain.

Three Bedrooms
Sitting Room
Dining Room
Study/Bedroom Four
Kitchen
Shower Room
Garden
Driveway
Garage
Overlooking Fields

£563,500



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure glazed door and window to front.

Kitchen

3.66m (12'1") x 2.49m (8'2")

UPVC double glazed window to rear, UPVC double glazed obscure door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with double drainer, plumbing for washing machine, space for fridge freezer, four ring gas hob, cupboard housing warm air central heating gas boiler.

Sitting Room

6.54m (21'5") x 3.61m (11'10")

UPVC double glazed window to front, UPVC double glazed door to rear, UPVC double glazed bow window to side, feature fireplace, open plan to:

Dining Room

2.52m (8'3") x 2.50m (8'2")

UPVC double glazed window to rear.

Study/Bedroom 4

2.76m (9'1") x 2.50m (8'2") max

UPVC double glazed window to front.

FIRST FLOOR

Landing

Bedroom 1

3.73m (12'3") x 2.95m (9'8")

UPVC double glazed window to front.

Bedroom 2

2.36m (7'9") x 3.63m (11'11")

UPVC double glazed window to front, access to loft.

Bedroom 3

3.08m (10'1") x 1.92m (6'4")

UPVC double glazed window to rear.

Shower Room

2.15m (7'1") x 2.56m (8'5")

UPVC obscure double glazed window to rear, three piece suite comprising wash hand basin, shower enclosure, and close coupled WC, tiled splashbacks, shaver light.

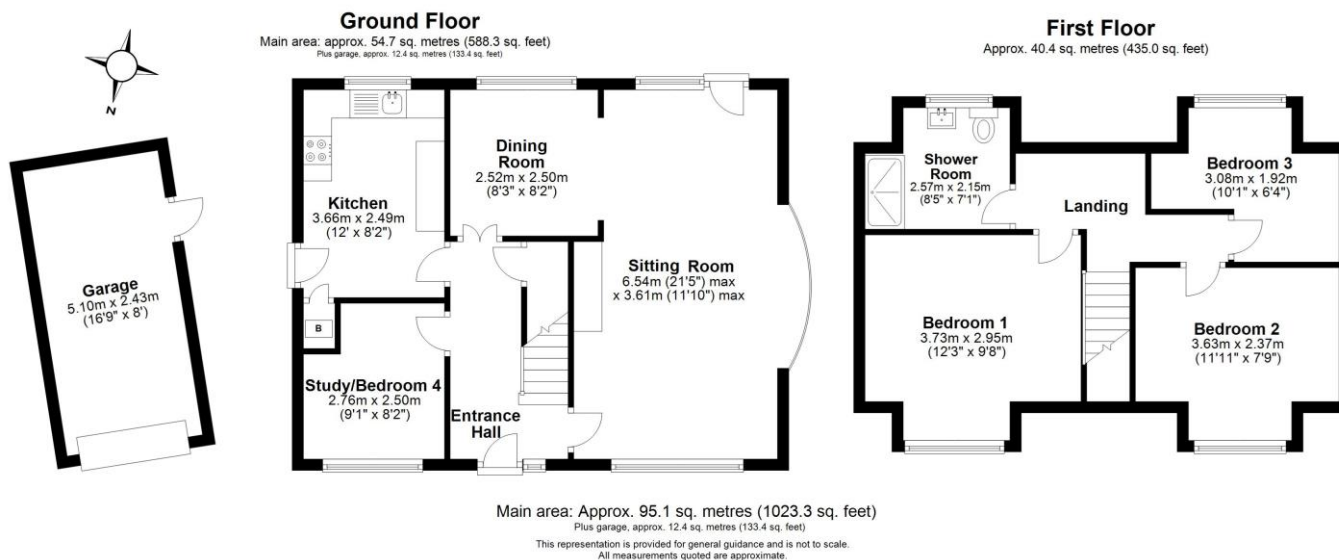
EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of shrubs and flowers, patio area, gated side access and outside cold water tap.

Garage

Single garage in a block of two with UPVC double glazed obscure personal door to side, power and light connected, and up and over door to front.





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

Tenure: Freehold.

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

What3words: ///worthy.hopes.kidney.

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St Margarets Street. Take the second exit at the mini roundabout onto Frome Road and proceed straight over the next mini roundabout. Follow the road over the canal bridge and take the second turning on the right onto Elms Cross Drive. Follow the road around to the right and then take the next turning on the left where number 26 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	57 D	
39-54	E		
21-38	F		
1-20	G		