



8 Niblett Street
Bradford on Avon, Wiltshire, BA15 1GA



Beautifully presented semi detached-home providing well-proportioned, light and airy accommodation throughout over two floors, with a particularly impressive kitchen/dining room with doors onto the smart landscaped garden. Constructed in 2019 by CG Fry and situated on the desirable Kingston Farm development, conveniently located within walking distance of the town centre, train station, and many other local amenities.

Three Bedrooms
Sitting Room
Kitchen/Dining Room
Cloakroom
En-Suite Shower Room
Bathroom
Garden
Garage
Driveway

£495,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to front, stairs to the first floor with storage cupboard under, radiator.

Sitting Room

4.77m (15'8") x 3.63m (11'11")

UPVC double glazed window to front, feature fireplace with gas fire, radiator.

Kitchen/Dining Room

5.89m (19'4") x 3.56m (11'8")

UPVC double glazed window to rear, fitted with a matching base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, fitted electric oven, five ring gas hob with extractor hood over, radiator, UPVC double glazed full height window and door to garden.

Cloakroom

UPVC obscure double glazed window to side, pedestal wash hand basin, close coupled WC, tiled splashback, extractor fan, radiator.

FIRST FLOOR

Landing

Two built-in storage cupboards, loft hatch, radiator.

Bedroom 1

3.54m (11'7") x 3.27m (10'9")

UPVC double glazed window to front, radiator.

En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan, shaver point and light, tiled splashbacks, heated towel rail.

Bedroom 2

3.13m (10'3") x 2.93m (9'7")

UPVC double glazed window to rear, radiator.

Bedroom 3

3.13m (10'3") x 2.91m (9'7")

UPVC double glazed window to rear, radiator.

Bathroom

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

EXTERNALLY

Enclosed rear garden mainly laid to lawn with shrub border, patio area, raised deck area, cold water tap, gated side access to front, gated rear access to driveway and garage.

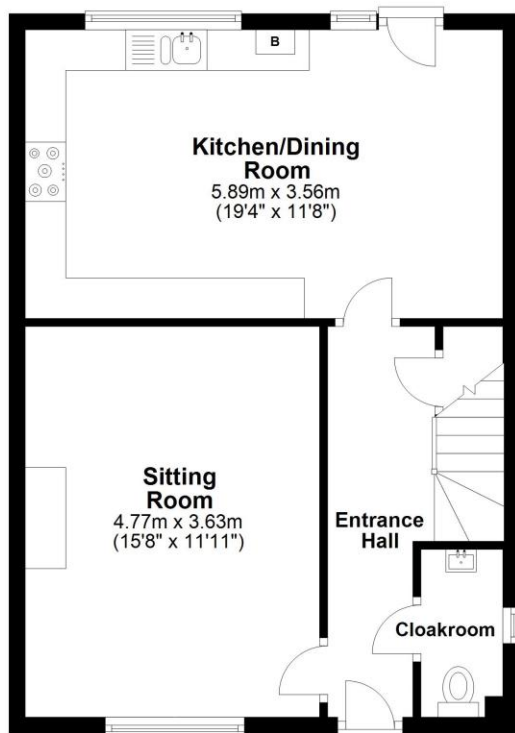
Garage

5.86m (19' 3") x 2.95m (9' 8")

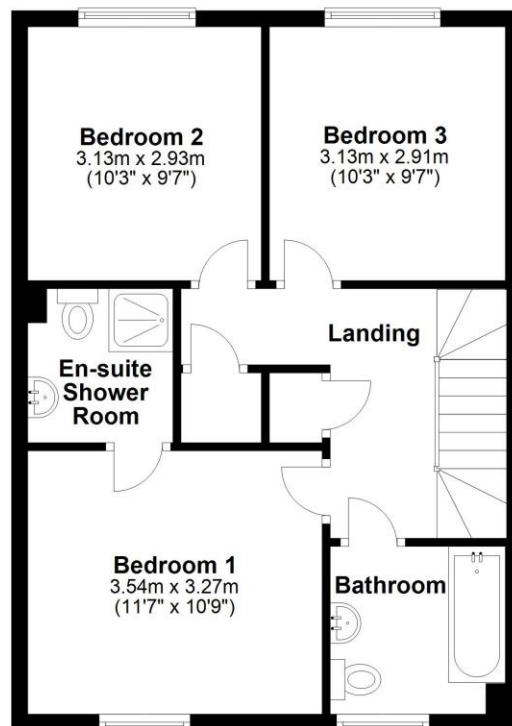
Up and over door to front, power and light connected.



Ground Floor



First Floor



Total area: approx. 100.0 sq. metres (1076.1 sq. feet)

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



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

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

Estate Charge: £272.38 per annum (1 Jan 2025 - 31 Dec 2025).

Directions: From our office in Silver Street, proceed up the hill, continue onto Holt Road and turn right at the roundabout onto Benjamin Street. Proceed up the hill to the end of the road, bear left and take the next turning left onto Niblett Street. Number 8 will be found on the right-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.

Tenure: Freehold.

What3words: ///defends.caps.nametag

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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