



31 Huntingdon Street
Bradford on Avon, Wiltshire, BA15 1RE



Smart period semi detached home enjoying a courtyard garden, situated in the popular Huntingdon area, on the Bath side of the town. Conveniently located within walking distance of the Wiltshire Music Centre, Co-Op Supermarket, Ashley Road play park and St. Laurence school.

Two Bedrooms
Sitting Room
Kitchen/Dining Room
Bathroom
Courtyard Garden

£350,000



ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden obscure double glazed entrance door to front.

Sitting Room

4.41m (14'6") max x 3.48m (11'5")

UPVC double glazed window to front, feature fireplace with open fire, stairs to first floor, radiator.

Kitchen/Dining Room

4.07m (13'4") x 3.02m (9'11")

UPVC double glazed windows to rear and side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge and freezer, fitted electric oven, four ring gas hob with pull out extractor hood over, radiator, UPVC double glazed door to rear garden.

FIRST FLOOR

Landing

UPVC double glazed window to side.

Bedroom 1

4.51m (14'10") x 3.80m (12'6") max

UPVC double glazed window to front, feature fireplace, radiator, loft hatch, two built-in storage cupboards.

Bedroom 2 2.45m (8') x 2.05m (6'9")

UPVC double glazed window to rear, radiator.

Bathroom

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

EXTERNALLY

Enclosed garden to rear with lawn and patio areas.

Council Tax: Band B - £1991.08

(April 2025 - March 2026 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the Agent Kingstons.

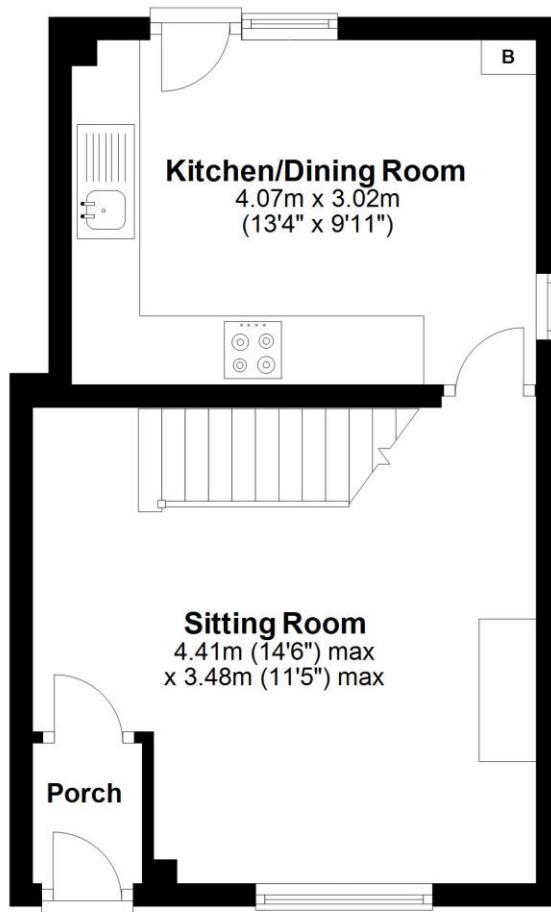
What3words: ///appointed.deserved.inviting

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Continue up the hill onto Masons Lane and take the first exit at the mini roundabout onto Bath Road. Turn left at the next mini roundabout onto Winsley Road and take the second turning right onto Huntingdon Street. Number 31 will be found further along on the right-hand side.

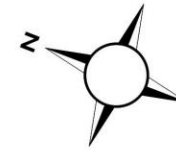
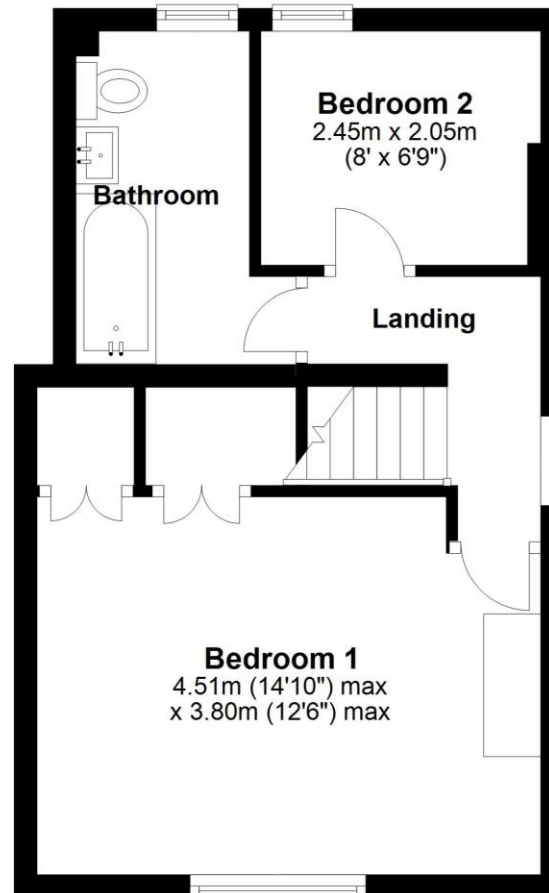
Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.



Ground Floor



First Floor



Total area: approx. 59.8 sq. metres (644.0 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		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		