



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

  
**KINGSTONS**



A rare opportunity to purchase a two bedroom end of terrace home with a courtyard garden and allocated parking. 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. An ideal property for a downsizer, first time buyer or investor and available with no onward chain.

Two Bedrooms  
Sitting Room  
Kitchen  
Bathroom  
Courtyard Garden  
Allocated Parking Space  
Electric Heating  
No Onward Chain

**£250,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC obscure double glazed entrance door to front, stairs to the first floor.

#### Sitting Room

4.21m (13'10") x 3.91m (12'10") max

Two UPVC double glazed windows to front, under-stairs storage cupboard, electric storage heater.

#### Kitchen 4.22m (13'10") x 2.41m (7'11")

Two UPVC double glazed windows to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, space for cooker, fridge, freezer and washing machine, electric storage heater, UPVC double glazed obscure door to rear courtyard.

### FIRST FLOOR

#### Landing

Electric storage heater.

#### Bedroom 1

3.33m (10'11") x 3.26m (10'8")

Two UPVC double glazed windows to front, airing cupboard housing hot water cylinder, electric storage heater, loft hatch.

#### Bedroom 2

3.00m (9'10") x 2.17m (7'1")

UPVC double glazed window to rear.

#### Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail.

### EXTERNALLY

Front and rear garden laid to patio. Allocated parking space in adjacent parking area to side.

**Council Tax:** Band C - £2,275.51

(April 2025 - March 2026 financial year)

**Tenure:** Freehold.

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

**What3words:** ///email.shuts.stylists

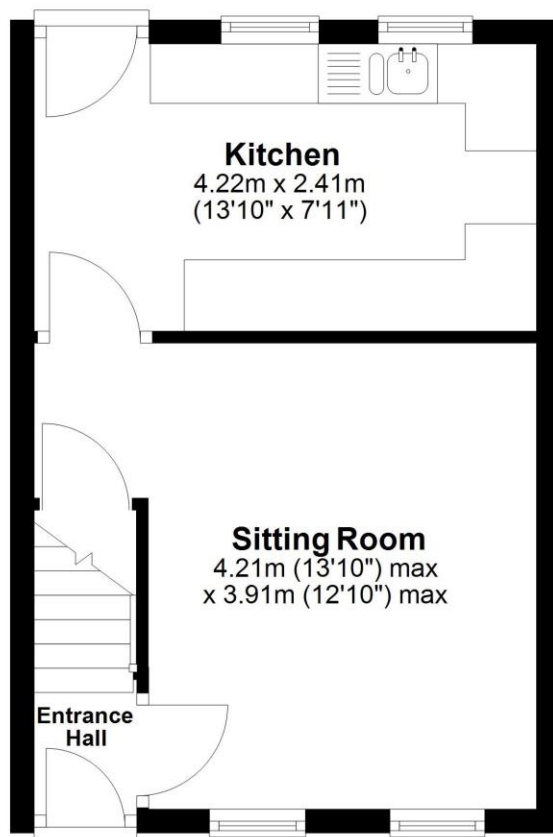
**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Continue up the hill onto Masons Lane and take the first exit at the mini roundabout onto Bath Road. Turn left at the next mini roundabout onto Winsley Road and take the second turning left 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.

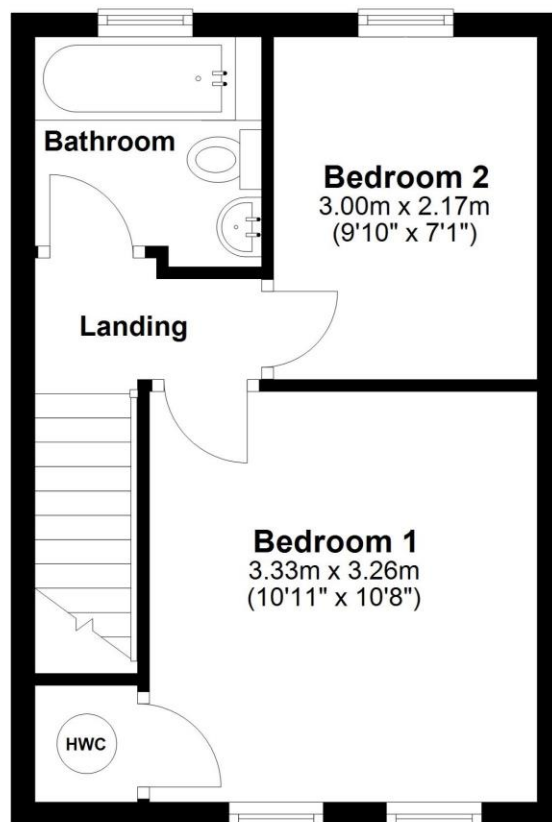




## Ground Floor



## First Floor



Total area: approx. 53.9 sq. metres (580.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			