



55 Benjamin Street
Bradford on Avon, Wiltshire, BA15 1FW



A stylish and modern end-of-terrace home offering light-filled, well-proportioned accommodation across two floors. Highlights include a delightful kitchen/dining room with French doors leading to a south-facing garden, alongside the convenience of a garage and driveway. Built in 2019 by CG Fry, this exceptional property is located on the sought-after Kingston Farm development, within walking distance of the town centre, train station, and a range of local amenities.



Three Bedrooms
Sitting Room
Kitchen Dining Room
Cloakroom, Bathroom & En-Suite Shower
Garage
Driveway
Garden With Southerly Aspect
Gas Central Heating
Double Glazing
No Onward Chain

£475,000



ACCOMMODATION
(all dimensions approximate)

GROUND FLOOR

Entrance Hall

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

Cloakroom

Pedestal wash hand basin and close coupled WC, extractor fan, tiled splashback, radiator, tiled floor.

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

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

Kitchen/Dining Room 5.94m (19'6") x 3.54m (11'7")

UPVC double glazed double door to garden, UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with swan neck mixer tap, integrated fridge freezer, dishwasher and washing machine, fitted electric oven, five ring gas hob with extractor hood over, radiator, cupboard housing wall mounted gas boiler.

FIRST FLOOR

Landing

Radiator, two cupboards, access to loft.

Bedroom 1 3.53m (11'7") x 3.30m (10'10")

UPVC double glazed sash window to front with shutters, radiator.

En-Suite Shower Room 1.90m (6'3") x 1.83m (6')

Three piece suite comprising shower enclosure, close coupled WC and wash hand basin, extractor fan, shaver point and light, tiled splashback, heated towel rail.

Bedroom 2 3.12m (10'3") x 2.94m (9'8")

UPVC double glazed window to rear with shutters, radiator.

Bedroom 3 3.12m (10'3") x 2.89m (9'6")

UPVC double glazed window to rear with shutters, radiator.

Bathroom 2.24m (7'4") x 2.10m (6'11")

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

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with patio, flower borders, greenhouse, outside cold water tap, exterior lighting and gated rear access.

Garage

Single garage in a block of two with power and light connected, up and over door to front.

Council Tax:

Band D - £2435.11 (April 2024 - March 2025 financial year)

Tenure:

Freehold.

Estate Charge:

£272.38 Per Annum (2025)

Viewing: Strictly by appointment through the agent Kingstons.

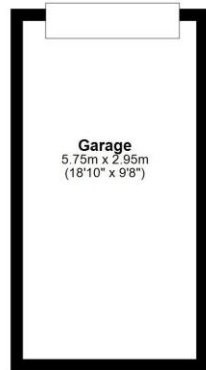
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Directions: From our office in Silver Street, proceed up the hill, continue onto Holt Road and turn right at the roundabout onto Benjamin Street. Proceed to the end of the road and turn left, turn left again where number 55 will be found on the left-hand side.



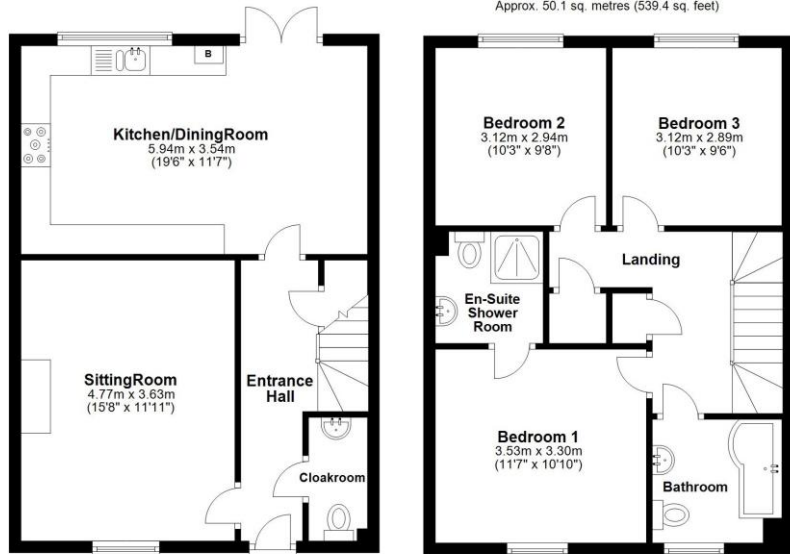
Ground Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



Main area: Approx. 100.0 sq. metres (1076.4 sq. feet)

Plus garage: approx. 17.0 sq. metres (182.6 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.