



17 Spencers Orchard  
Bradford on Avon, Wiltshire, BA15 1TJ





Well located detached home constructed in the 1990's, situated in a highly regarded development adjacent to the Kennet & Avon Canal and conveniently placed within walking distance of many amenities including the train station, Fitzmaurice School and Sainsbury's supermarket. Available with no onward chain and likely to generate a high level of interest, early and decisive viewing is strongly recommended.

Four Bedrooms  
Sitting Room  
Dining Room  
Kitchen & Breakfast Room  
Cloakroom  
En-Suite Shower Room  
Bathroom  
Garden  
Garage & Driveway  
No Onward Chain

**£565,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

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

#### Sitting Room 4.65m (15'3") x 3.97m (13')

UPVC double glazed window to front, radiator.

#### Dining Room 3.06m (10') x 3.04m (10')

Aluminium sliding door to garden, radiator.

#### Kitchen 3.02m (9'11") x 2.75m (9')

UPVC double glazed window to rear, 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, fitted electric oven, four ring gas hob with extractor hood over, radiator.

#### Breakfast Room 3.35m (11') x 2.53m (8'4")

Aluminium double glazed sliding door to garden, fitted base units with worktop space over, radiator.

#### Cloakroom

UPVC obscure double glazed window to front, pedestal wash hand basin, close coupled WC, tiled splashbacks, radiator.

### FIRST FLOOR

#### Landing

Loft hatch.

**Bedroom 1** 3.74m (12'3") x 3.70m (12'2") max  
UPVC double glazed window to front, built in wardrobes, radiator.

#### En-Suite Shower Room

UPVC obscure double glazed window to side, three piece suite comprising shower enclosure, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, shaver point, radiator.

#### Bedroom 2 3.35m (11') x 3.10m (10'2")

UPVC double glazed window to rear, radiator.

#### Bedroom 3 2.75m (9') x 2.33m (7'8")

UPVC double glazed window to front, radiator.

#### Bedroom 4 2.51m (8'3") max x 2.29m (7'6") max

UPVC double glazed window to rear, radiator.

#### Bathroom

UPVC double glazed obscure window to side, three piece comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, shaver point, radiator.

### EXTERNALLY

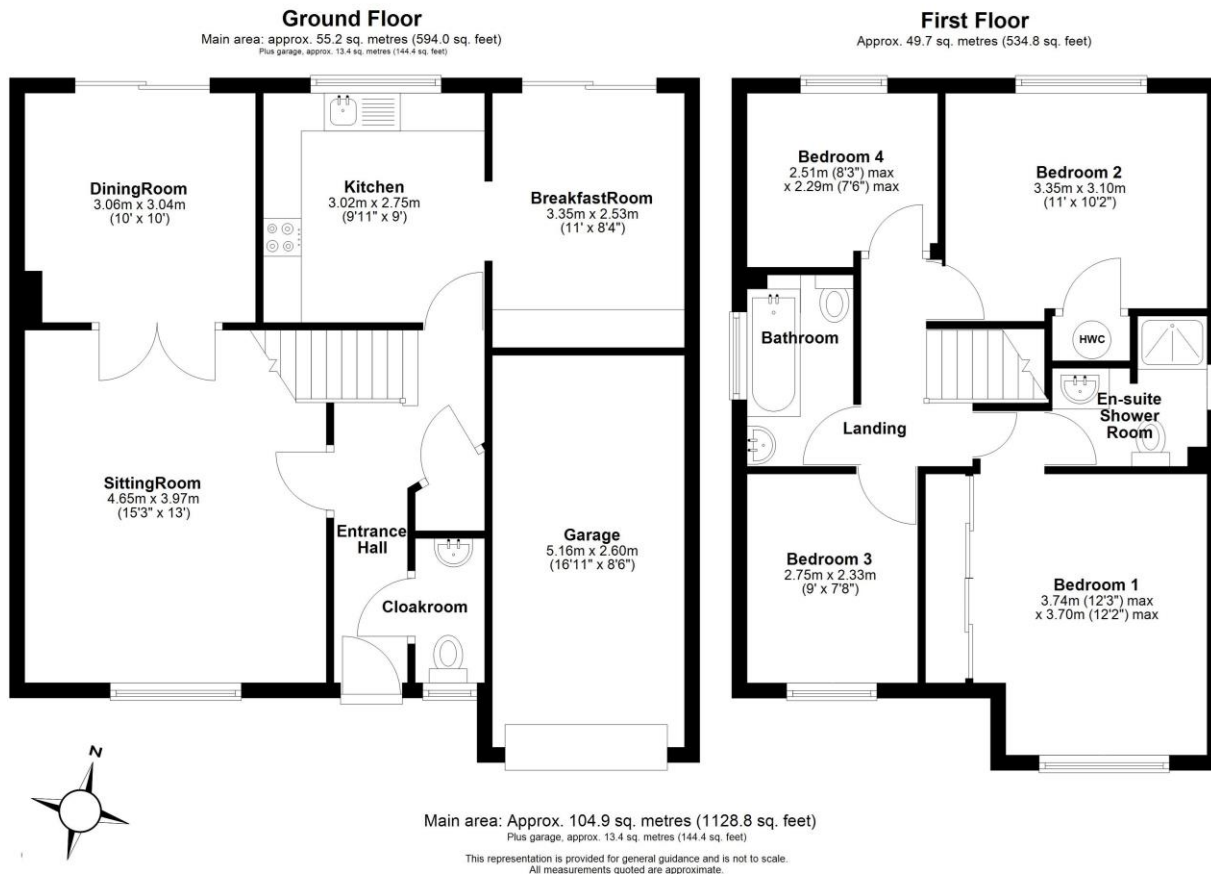
Enclosed rear garden with areas laid to lawn, patio and gravel, mature shrubs and flowers, cold water tap, gated side access, shed, summer house. Driveway to the front providing off road parking.

#### Garage 5.16m (16'11") x 2.60m (8'6")

Integral single garage with power and light connected, Up and over door to front.







**Council Tax:** Band E - £3,128.82 (April 2025 - March 2026 financial year)

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

**Directions:** From our office in Silver Street, proceed down the hill, over the mini roundabout the town bridge on St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and proceed over the mini roundabout, over the canal bridge and through the narrow traffic calming section. Turn left the next mini roundabout onto Moulton Drive and turn left the next mini roundabout onto Spencers Orchard. Follow the road through the bend and turn left where number 17 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:** ///curated.signed.purple

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY  
01225 867591 | bradford@kingstons.biz  
www.kingstons.biz

