



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



An attractive mid-terrace home, set within the sought-after Spencers Orchard development, ideally positioned for easy access to the Kennet & Avon Canal and just a level walk from local amenities, including Sainsbury's and the train station. The property benefits from a conservatory extension, enclosed rear garden, driveway parking and a useful garage. Well-suited to downsizers, first-time buyers or those seeking a second home investment, this appealing residence is offered with no onward chain.



Three Bedrooms
Sitting Room
Dining Room
Kitchen
Conservatory
Shower Room
Cloakroom
Garage & Driveway
Garden
No Onward Chain

£340,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double entrance door, radiator.

Cloakroom

UPVC obscure double glazed window to front, wash hand basin with cupboard under, tiled splashback, close coupled WC, radiator.

Sitting Room

5.14m (16'10") max x 4.61m (15'1")

UPVC double glazed window to front, two radiators, stairs, to the first floor.

Dining Room 2.65m (8'8") x 2.44m (8')

Two windows and glazed door to rear, radiator, open to:

Kitchen 2.63m (8'8") x 2.07m (6'9")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric oven and four ring gas hob with extractor hood over, cupboard housing gas boiler serving heating system and domestic hot water,

Conservatory 2.45m (8') x 2.14m (7')

UPVC double glazed construction with polycarbonate roof, electric heater, double door to garden.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder with slatted shelving.

Bedroom 1 3.49m (11'5") x 2.66m (8'9")

UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom 2 3.73m (12'3") x 2.57m (8'5")

UPVC double glazed window to rear, radiator.

Bedroom 3 2.73m (9') x 1.96m (6'5")

UPVC double glazed window to rear, radiator.

Shower Room 1.96m (6'5") x 1.83m (6')

UPVC obscure double glazed window to front, three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, part tiled surround, extractor fan, radiator.

EXTERNALLY

The enclosed rear garden is mainly laid to patio with a variety of mixed plants and shrubs, and gated rear access. A driveway to the front provides off road parking and leads to:

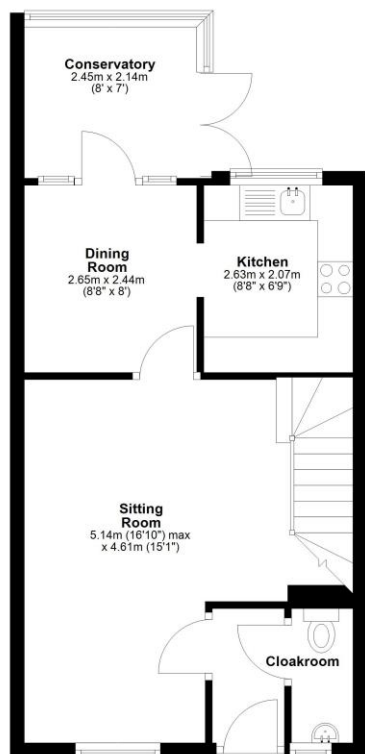
Garage

Located in front of the property with eaves space, and up and over door.



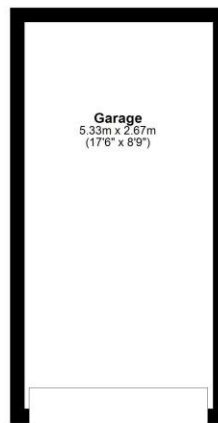
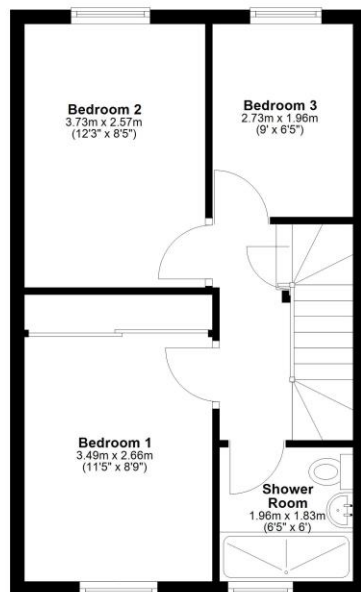
Ground Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 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).

Tenure: Freehold.

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

What3words: ///lifts.tangling.potential

Directions: From our office in Silver Street, proceed down the hill, over the roundabout and across the town bridge onto St. Margarets Street. Take the second exit at the mini roundabout onto Frome Road and proceed over the mini roundabout, across the canal bridge and through the narrow traffic calming section. Turn left at the next roundabout onto Moulton Drive and turn left the next roundabout onto Spencers Orchard. Bear left at the end of the road where number 26 will be found on the left-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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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