



1 Avon Close
Bradford on Avon, BA15 1JJ



Mature semi-detached home situated on a corner plot with a useful garage and driveway. Conveniently situated within the catchment area for Fitzmaurice Primary School and providing easy access to the nearby woodland strips with a path leading into the town centre, to take advantage of the train station and other central amenities. Offering potential for extension (subject to the relevant permissions), this is a sought-after type of house in a popular area and we are likely to receive a high level of interest - early and decisive viewing is recommended.



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

£375,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

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

Cloakroom

UPVC double glazed window to side, comprising pedestal wash hand basin and close coupled WC, radiator.

Sitting Room 11' 0" x 10' 0" (3.35m x 3.04m)

UPVC double glazed window to front, feature fireplace with wood burning stove.

Dining Room 13' 5" x 12' 0" (4.08m x 3.67m)

UPVC double glazed double door to rear, feature fireplace with gas fire, radiator.

Kitchen 12' 10" x 6' 9" (3.91m x 2.07m)

UPVC double glazed window to rear and side, fitted with a matching base and eye level units with worktop space over, stainless steel sink, space for fridge freezer, freestanding gas cooker, radiator, larder cupboard with plumbing for washing machine, wall mounted gas combination boiler.

FIRST FLOOR

Landing

UPVC double glazed window to side, loft hatch, cupboard.

Bedroom 1 13' 4" x 11' 0" (4.07m x 3.35m)

UPVC double glazed window to front, radiator.

Bedroom 2 12' 0" x 12' 0" (3.67m x 3.67m)

UPVC double glazed window to rear, cupboard with radiator.

Bedroom 3 8' 7" x 8' 0" (2.61m x 2.44m)

UPVC double glazed window to rear, radiator.

Shower Room

UPVC obscure double glazed window to side, fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, shaver point and light, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with variety of shrubs, trees and flowers, patio area, cold water tap, gated side access. Front garden mainly laid to lawn with driveway for of road parking, shrub borders and variety of trees and flowers.

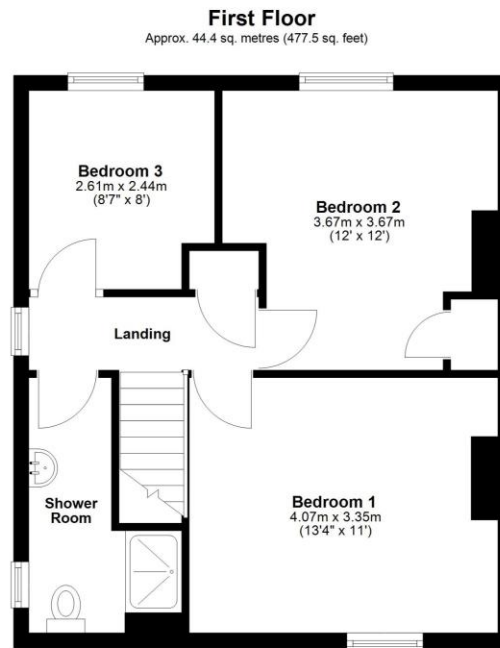
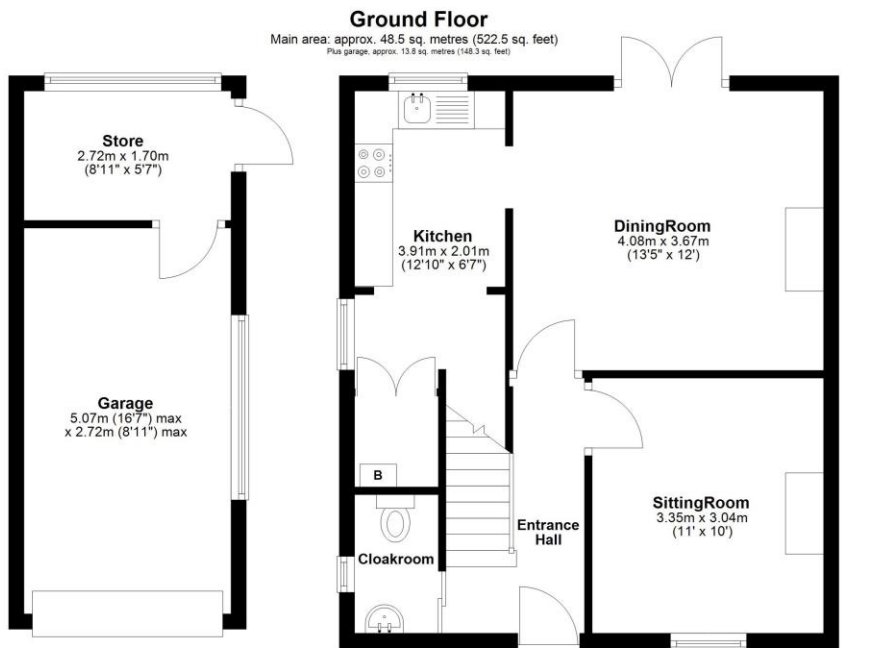
Garage 16' 7" x 8' 11" (5.07m x 2.72m)

Single garage with up and over door to front, metal frame single glazed window to side, door to:

Store 8' 11" x 5' x 11" (2.72m x 1.70m)

Wooden side personnel door, metal frame single glazed window to rear.





Main area: Approx. 92.9 sq. metres (1000.0 sq. feet)
Plus garage, approx. 13.8 sq. metres (148.3 sq. feet)

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



Council Tax: Band C - £2,275.51 (April 2025 - March 2026 financial year)

Tenure: Freehold.

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

What3words: ///freely.inform.vintages

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. At the next mini roundabout bear left and continue onto Trowbridge Road. Take the third turning left onto St. Laurence Road and continue to the top of the road. Turn left onto Avon Close where number 1 will be found immediately 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
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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