



Connells

Magnon Road
Bradford-On-Avon, Wilts



Property Description

Semi Detached Three Bedroom Family Home in a favoured area of Bradford On Avon. The property would benefit from some upgrading & with that in mind, we highly recommend an early viewing to appreciate & secure.

Accommodation currently comprises Entrance Porch, Lounge, Kitchen / Dining Room, Cloakroom & Utility Room to the Ground Floor with Bedrooms & Bathroom to the First Floor.

Outside there is an Attached Double Garage with Driveway and Gardens to the Front, Side & Rear.

The property sits on the left at the entrance to this road, which borders playing fields with St Laurence School close by...

Entrance Porch

Door to front. Area for coats and shoes. Door to Lounge.

Lounge

17' 11" max x 14' 5" max (5.46m max x 4.39m max)

Window to front aspect. Stairs to first floor. Built in cupboards.

Kitchen / Dining Room

18' 5" x 10' 6" (5.61m x 3.20m)

Two windows to rear aspect. Comprising base & wall units with work surface over and part tiled walls. Inset sink and drainer. Space for appliances. Radiator. Door to Rear Lobby.

Rear Lobby

Door to rear leads out to Garden. Internal door to Garage. Door to Cloakroom. Door to Utility Room.

Cloakroom

Low level wc & wash hand basin.

Utility Room

Window to rear. Space for appliances. Storage cupboard.

First Floor Landing

Window to side. Stairs from Lounge. Airing cupboard housing hot water tank. Loft access. Doors to Bedrooms & Bathroom.

Cont.'d.....

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

Window to front aspect. Built in cupboards.
Radiator.

Bedroom Two

9' 11" x 9' 6" (3.02m x 2.90m)

Window to rear aspect. Built in cupboard.
Freestanding IKEA wardrobe.

Bedroom Three

9' 7" x 7' 1" (2.92m x 2.16m)

Window to front. Built in cupboard. Radiator.

Bathroom

Window to rear. Suite comprising panel
enclosed bath with shower over, wash hand
basin and low level wc. Built in cupboard.
Radiator.

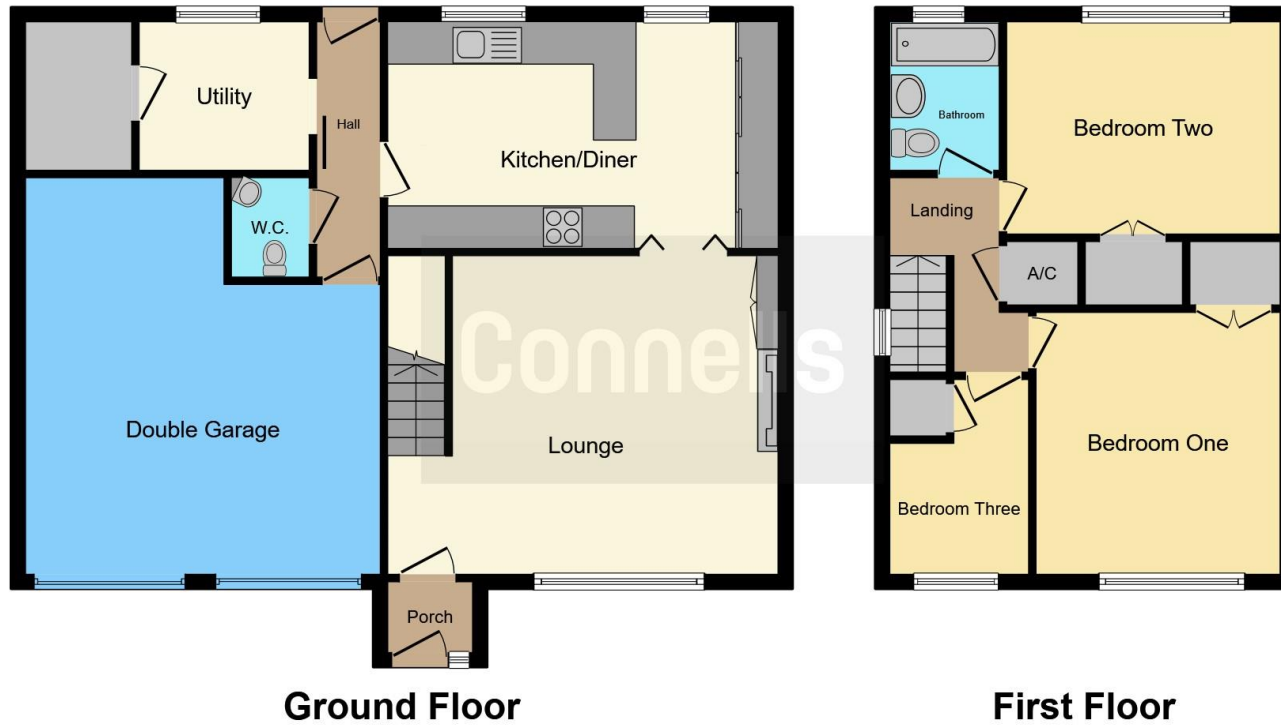
Gardens

Wrap around garden to the property. Two
sheds to the rear. Enclosed. South facing.
Good size garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: F

Tenure: Freehold

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Property Ref: TWB306778 - 0005