



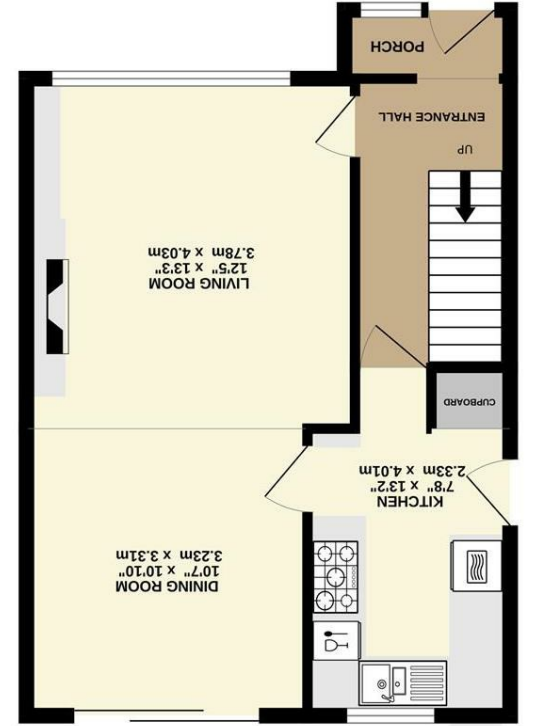
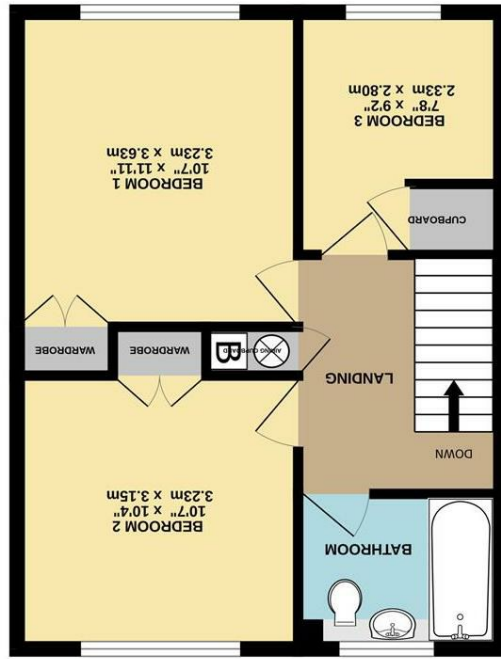
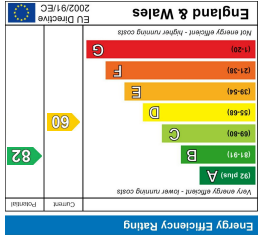
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Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006. Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars or statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.



TOTAL FLOOR AREA: 892 sq.ft. (82.8 sq.m.) approx.
Schematic Diagram only - Not to scale
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24 Magnon Road
Bradford-on-Avon, Wiltshire, BA15 1PU
£330,000

- Attractive Semi Detached House
- Desirable Cul De Sac Location
- Close to Playing Fields
- Enclosed Rear Garden
- VENDOR SUITED
- Three Bedrooms
- Fronting a Small Green
- Single Garage & Parking
- EPC Rating D



SITUATION

Situated in a desirable location towards the outskirts of Bradford on Avon on the Bath side of the town. The house is well placed amongst similar styled homes facing a small green to the front and with the garage and parking to the rear. This established and popular area also benefits from proximity and access to local playing fields and open countryside, the Wiltshire Music Centre and schooling for both primary and secondary ages.

There is a local convenience store within a 10min walk and the centre of Bradford on Avon is within a mile offering an attractive and vibrant shopping area and amenities including a railway station, swimming pool, library and eateries. The town is steeped in character and history with the River Avon running through it.

The centre of the County Town of Trowbridge is within 5 miles and Bath is within 7 miles.

DESCRIPTION

This attractive semi detached house is bright and well proportioned throughout with accommodation including an entrance porch, good sized entrance hall, open plan living/dining room, updated kitchen, generous landing, two good sized double bedrooms with built in wardrobes, third single bedroom and family bathroom.

The property further benefits from PVCu double glazing, gas central heating and an enclosed rear garden with gated side access from the front and gated access to the single garage with parking at the rear.

DIRECTIONS

On entering Bradford on Avon on the B3107 on the Holt Road take the third exit off the first roundabout signposted towards the Wiltshire Music Centre and continue along the B3109. Continue following directions to the Wiltshire Music Centre taking the B3108 Winsley Road. A short distance on the right hand side is a Coop convenience store then take the next right hand turn into Churches. Continue along the road and as it goes round to the left, take the right hand road into Magnon Road and the property can be found towards the end of the cul de sac on the right hand side. The garage and parking are accessed via Bear Close.

ACCOMMODATION

PORCH

PVCu entrance door with adjoining window panel. Radiator. Opening to the entrance hall.

ENTRANCE HALL

5'10" x 11'2" (1.78 x 3.4)

Stairs to the first floor. Understairs cupboard. Radiator.

LIVING ROOM

12'5" x 13'3" (3.78 x 4.04)

PVCu double glazed window to the front. Gas fireplace with surround and hearth. Fitted shelving. Radiator.

DINING ROOM

10'7" x 10'10" (3.23 x 3.3)

PVCu double glazed sliding doors open onto the rear patio. Radiator.

KITCHEN

7'8" x 13'2" to widest points (2.34 x 4.01 to widest points)

Range of matching wall and base units with square edge worktops with panelled splashback. Integral appliances include eye level double oven and grill, 5 ring gas hob with wall mounted extractor above and dishwasher. Space and plumbing for washing machine. Understairs cupboard housing matching drawer unit. Tiled flooring. PVCu door to the side. PVCu double glazed window to the rear.

ON THE FIRST FLOOR

LANDING

7'8" x 9'1" (2.34 x 2.77)

Access to the attic space with fitted ladder, light and partial boarding. Airing cupboard housing the hot water tank and wall mounted gas boiler.

BEDROOM ONE

10'7" x 11'11" (3.23 x 3.63)

PVCu double glazed window to the front. Built in double wardrobe. Radiator.

BEDROOM TWO

10'7" x 10'4" (3.23 x 3.15)

PVCu double glazed window to the rear. Built in double wardrobe. Radiator.

BEDROOM THREE

7'8" x 9'2" to widest points (2.34 x 2.79 to widest points)

PVCu double glazed window to the front. Over stairs cupboard. Radiator.

BATHROOM

7'8" x 5'10" (2.34 x 1.78)

White suite comprising bath with shower attachment, WC and wash hand basin. Part tiled walls and flooring. Radiator. Obscure PVCu double glazed window to the rear.

EXTERNALLY

GARAGE

8'0" x 16'0" (2.44 x 4.88)

Up and over entrance door. Power and light. Rear window.

Driveway parking.

FRONT GARDEN

Gated entrance with low level front walling. Path to the side and front door. Mainly laid to lawn. Assortment of shrubs and plants.

REAR GARDEN

Laid mainly to lawn with path leading round from the front to the rear. Raised patio area. Two sheds. Bottom of the garden has been previously utilised as a vegetable plot. Assortment of shrubs and plants. Gated front and rear access. Fully enclosed with panel fencing.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band C with the amount payable for 2024/25 being £2164.54

SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested by Kavanaghs).

VIEWINGS

To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

CODE

11086 26/03/2024

