



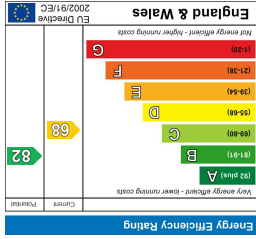
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6 Elms Cross Drive
Bradford-On-Avon, BA15 2EH
£369,950

- Link Detached Bungalow in Desirable Location
- Good Sized Living/Dining Room with Elevated View to the Rear
- Single Garage & Driveway Parking
- Potential to Extend (Subject to Planning)
- Would Benefit from Updating/Redecoration
- Three Bedrooms
- Contemporary Shower Room
- Good sized Tiered Rear Garden with Underground Workshop
- EPC Rating D / Council Tax Band D
- No Onward Chain



Situation

Situated in a well established residential area and affording a hillside plot, this appealing bungalow is conveniently placed on the southern edge of Bradford on Avon close to many local amenities to include the Elms Cross Shopping Centre, Sainsbury's supermarket, Fitzmaurice primary school and the Bradford on Avon country park. The town centre is a short distance away and offers a range of independent shops, restaurants, library, indoor swimming pool and health centre. The mainline railway station gives access to Bath, Bristol, Cardiff, London, (via Bath or Chippenham) and the southwest. The M4 can be accessed via junction 18 or 19.

Description

This link detached three bedroom bungalow is located within a well established residential area in a desirable cul de sac with elevated and enviable views across Bradford on Avon rooftops to the rear. The side passageway has been covered and enclosed to provide a useful garden/utility room with plumbing for washing machine and power with access from the front through to the rear. The shower room has been updated with a contemporary and stylish shower room whilst the rest of the accommodation would benefit from a programme of redecoration throughout. With entrance hallway, three bedrooms, shower room, kitchen and lounge/diner, the bungalow offers further potential to extend and improve (Subject to Planning) as many neighbouring properties have. Due to the elevated position there is also the benefit of a workshop/maintenance access underneath the living area with power and light, accessed from the patio.

With a good sized garden laid mainly to grass with flower borders to the front and driveway parking leading up to the single garage. To the rear, with steps down from the garden room, the garden is tiered with a large patio area leading down again to a lawned garden area bordered with established and attractive foliage.

** No Onward Chain **

AN INTERNAL VIEWING IS ESSENTIAL OR CHECK OUT OUR ONLINE CLICK THROUGH TOUR

Directions

From the centre of Bradford on Avon proceed out on the Frome Road (B3109), on the outskirts of the town centre turn right into Elms Cross Drive, number 6 will be found on the right hand side.

Accommodation

Entrance Hall

PVCu Front door with outside light. built in double door cloak cupboard also housing the gas meter. Radiator. Loft access with fitted ladder. Cupboard housing wall mounted gas combination boiler.

Living/Dining Room

20'2" max x 13'0" max (6.15m max x 3.96m max)

With large window to rear overlooking Bradford on Avon. Radiator. Fireplace with gas coal effect fire (not tested). PVCu door to the side leading into the garden passageway/utility area.

Kitchen

9'5" x 6'10: (2.87m x 2.08m:)

With PVCu double glazed window to side. Range of matching base and wall units incorporating four ring electric hob with single oven under. Single sink unit. Part tiled walls. Laminate flooring. PVCu side door leading into the garden passageway/utility area. Ceiling extractor hole.

Covered Passageway - Garden/Utility Area

With PVCu double glazed doors to the front and rear. Plumbing for washing machine. Power. Tiled flooring.

Bedroom One

11'11" x 10'8" (3.63m x 3.25m)

With large PVCu double glazed window to front. Radiator. Fitted wash hand basin within vanity unit. Fitted three door mirrored wardrobe.

Bedroom Two

11'11" x 9'5" (3.63m x 2.87m)

With PVCu double glazed window to side. Radiator.

Bedroom Three

9'5" x 7'3" (2.87m x 2.21m)

With PVCu double glazed window to side. Radiator.

Shower Room

With obscure PVCu double glazed window to the side. Contemporary white suite with fitted corner shower unit, wash hand basin with mixer tap inset vanity drawers beneath and WC. Tiled walls. Laminate flooring. Wall mounted extractor fan. Wall mounted heated towel rail.

Externally

Single Garage & Driveway

With up and entrance door. Single glazed rear window.

Driveway parking for several cars with low walled border to one side.

Front Garden

The front garden is laid mainly to lawn with a bordered edging of plants and shrubs. Pathway from the driveway across the front of the bungalow leading to the side passage. Low wall border to the side.

Rear Garden

The rear garden is two tiered and of a good size with views. across Bradford on Avon With a large paved patio landscaped with attractive rockery walls and leading down to the lower lawn area with flower and shrub beds. There is a lean too potting shed with access to the underground workshop which is connected with lighting and power.

Tenure

Freehold with vacant possession on completion.

Council Tax

The property is in Band D with the amount payable for the year 2024/25 being £2435.11

Services

Mains services of gas, electricity, water and drainage are connected.

Viewings

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk

Code

15/05/24

