



8 Downs View
Bradford on Avon, Wiltshire, BA15 1PN

Family-sized semi-detached home benefiting from a useful ground floor study/bedroom and shower room. Conveniently situated on the Bath side of the town, within the catchment area for Christchurch Primary School and St. Laurence Secondary School, and conveniently located to access the Wiltshire Music Centre, Co-op Supermarket and Winsley Farm Shop. Available with no onward chain.



Three Bedrooms
Sitting/Dining Room
Kitchen
Study
Ground Floor Shower Room
First Floor Bathroom
Garden
Driveway
No Onward Chain

£350,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

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

Sitting/Dining Room 6.27m (20'7") x 3.73m (12'3")

UPVC double glazed full-height window and double doors to rear garden UPVC double glazed window to side, feature fire surround, built-in storage cupboard, two radiators.

Kitchen 4.83m (15' 10") x 2.72m (8' 11")

UPVC double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, integrated fridge freezer, dishwasher and washing machine, fitted electric oven, four ring electric hob with pull out extractor hood over, UPVC double glazed obscure door to side passage.

Study 3.19m (10'6") x 2.34m (7'8")

UPVC double glazed window to front, radiator.

Shower Room

Three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail.

FIRST FLOOR

Landing

UPVC double glazed window to front, loft hatch, airing cupboard housing wall mounted gas boiler.

Bedroom 1 3.89m (12'9") x 3.43m (11'3")

UPVC double glazed window to front, radiator.

Bedroom 2 3.44m (11'3") x 2.70m (8'10")

UPVC double glazed window to rear, radiator.

Bedroom 3 4.04m (13'3") x 1.84m (6')

UPVC double glazed window to front and side, radiator.

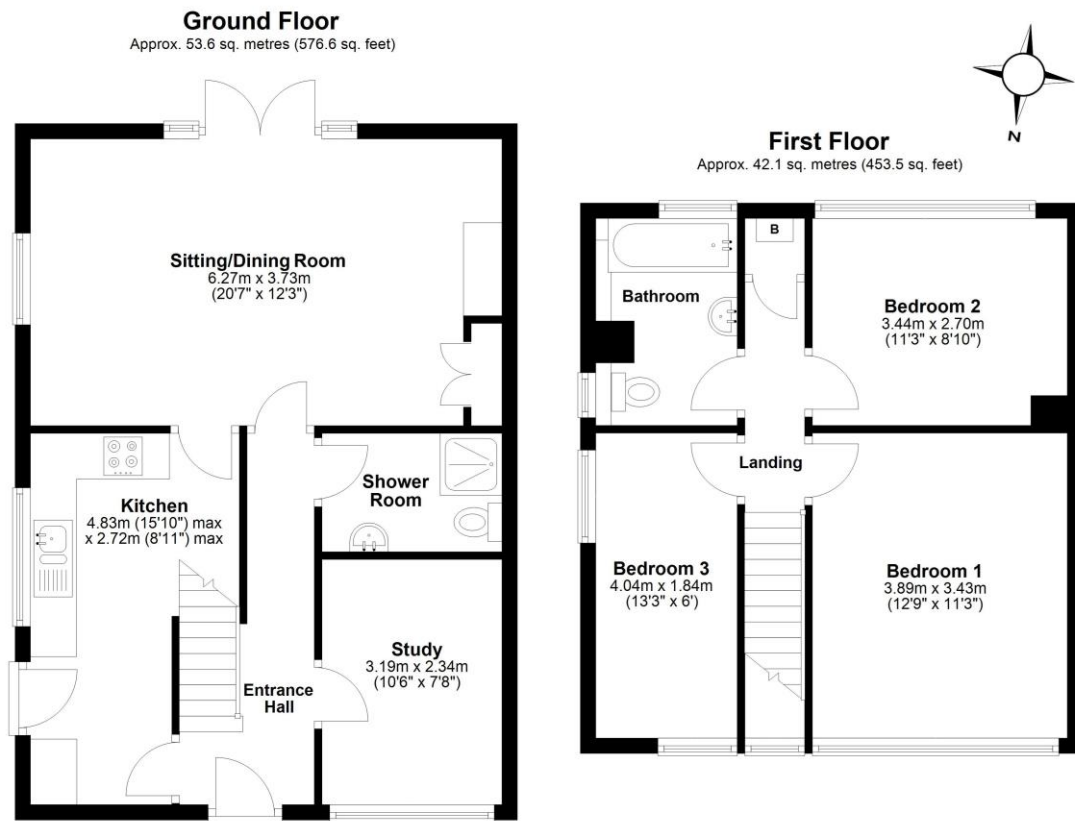
Bathroom

UPVC obscure double glazed windows to rear and side, fitted with three piece comprising bath, pedestal wash hand basin and close coupled WC, extractor fan, shaver point and light, heated towel rail.

EXTERNALLY

Enclosed rear garden mainly laid to patio with flower and shrub borders, light. To the front is a gravelled driveway providing off road parking, light.





Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

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



Council Tax: Band C - £2,400.81 (April 2026 - March 2027 financial year)

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

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill and bear right onto Masons Lane and at the top of the hill take the first exit at the mini roundabout onto Bath Road. At the next mini roundabout turn left onto Winsley road. Take the fourth turning right onto Downs View where number 8 will be found on the right-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.

Tenure: Freehold.

What3words: ///launcher.remember.galleries

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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