32 The Old Batch

Bradford on Avon, Wiltshire, BA15 1TL

KINGSTONS

Smart three-bedroom semi-detached home with a garage, driveway and westerly-facing garden. Occupying a desirable cul-de-sac on the Bath side of Bradford on Avon, the property is conveniently located close to St Laurence and Christchurch Schools, the Wiltshire Music Centre and delightful countryside walks. An excellent opportunity for first-time buyers, downsizers or buy-to-let investors, this superb home is offered with no onward chain.

Three Bedrooms
Sitting/Dining Room
Kitchen/Breakfast Room
Cloakroom
Bathroom
Garden
Driveway
Garage
Gas Central Heating
No Onward Chain

£345,000

ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

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

Cloakroom 1.49m (4'11") x 0.78m (2'7")
UPVC obscure double glazed window to side, wash hand basin, close coupled WC, extractor fan, radiator.

Kitchen/Breakfast Room
3.06m (10') x 2.62m (8'7")
UPVC window to front, fitted, matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge freezer, fitted electric oven, four ring electric hob with extractor hood over, radiator, wall mounted gas boiler.

Sitting/Dining Room
4.66m (15'3") x 4.44m (14'7")
UPVC double glazed window to rear, UPVC double glazed sliding door to rear, cupboard, radiator.

FIRST FLOOR

Landing
Airing cupboard, loft hatch with pull down ladder.

Bedroom 1 3.48m (11'5") x 2.56m (8'5")
UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom 2 2.97m (9'9") x 2.56m (8'5")
UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom 3 2.45m (8') x 1.99m (6'6")
UPVC double glazed window to rear, radiator.

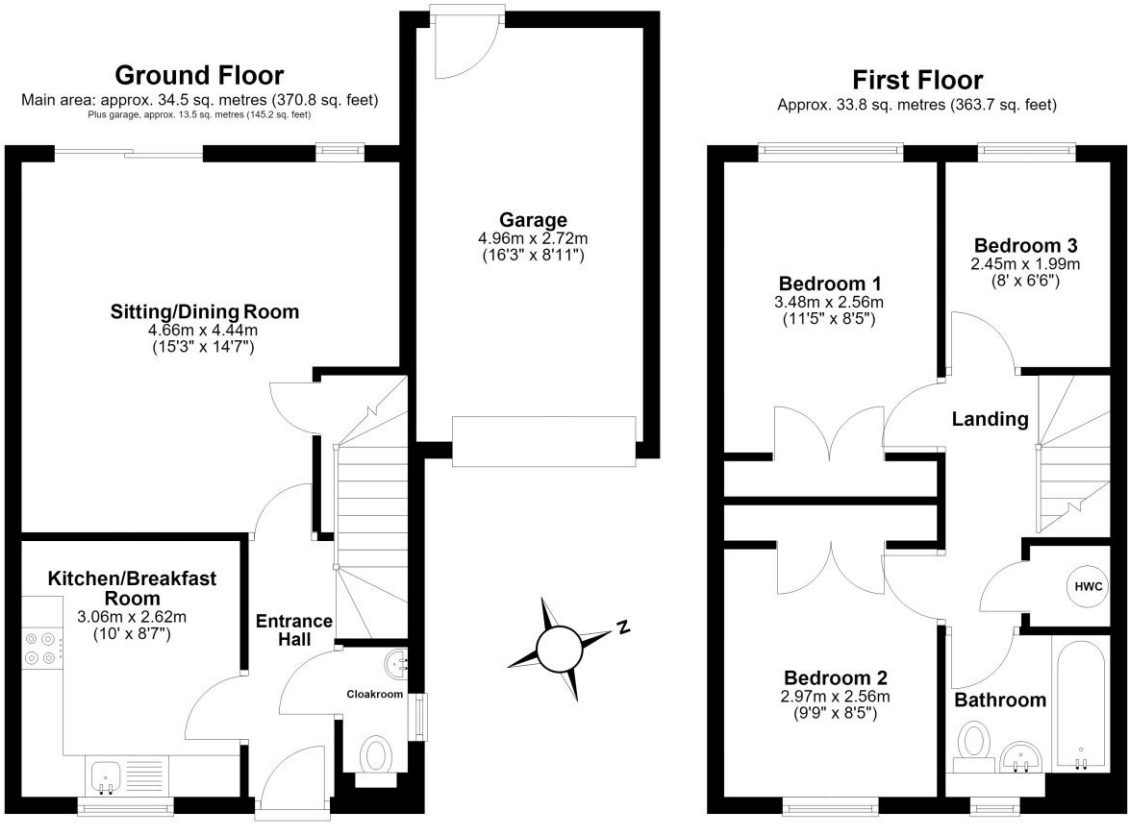
Bathroom 1.99m (6'6") x 1.95m (6'5")
UPVC double glazed obscure window to front, three piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled WC, extractor fan, shaver point, radiator.

EXTERNALLY
The enclosed rear garden is mainly laid to lawn with flower and shrub borders, patio and external lighting. The front garden is also laid to lawn with a variety of flowers and shrubs, driveway providing off road parking and cold water tap.

Garage 4.96m (16'3") x 2.72m (8'11")
Up and over door door to front, wooden glazed obscure personal door to rear.

Council Tax:
Band D - £2,700.91 (April 2026 - March 2027 financial year).

Tenure
Freehold.



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

What3words: ///crate.identity.harmlessly

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Proceed up the hill onto Masons Lane and at the top of the hill take the first exit at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout and take the next turning left onto Ashley Road. Take the 5th turning left onto The Old Batch and proceed down the hill. Turn left at the bottom where number 32 will be found on your left.

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.

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