



33 Church Acre
Bradford on Avon, Wiltshire, BA15 1RL


KINGTONS

Smart family-sized home enjoying a tucked-away cul-de-sac position on the Bath side of the town, ideally positioned for Christchurch Primary School, St. Laurence Secondary School and the Wiltshire Music Centre. Extended to provide a utility and shower room, and with the welcome addition of solar panels, this superb semi is likely to appeal to both growing families and downsizers alike.



Three Bedrooms
Sitting/Dining Room
Kitchen
Utility Room
Ground Floor Shower Room
First Floor Bathroom
Garden
Garage
Driveway
Solar Panels

£425,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed window to side, UPVC double glazed entrance door to front, UPVC double glazed obscure door to rear garden, radiator.

Hallway

UPVC double glazed window to front, stairs to the first floor with storage cupboard under, radiator.

Sitting/Dining Room 4.61m (15'1") x 3.60m (11'10") max

UPVC double glazed window to front, feature electric fireplace, two radiators, UPVC double glazed sliding door to rear garden.

Kitchen 2.87m (9'5") x 2.77m (9'1")

UPVC double glazed window to rear, fitted with a range of base and eye level units with granite worktop over, 1 1/2 bowl ceramic sink, integrated fridge, plumbing for dishwasher, fitted eye level electric oven, four ring electric hob with pull out extractor hood over, radiator.

Utility Room 2.69m (8'10") x 1.77m (5'10")

UPVC double glazed window to rear, fitted with a matching range of base units with worktop space over, plumbing for washing machine, space for tumble dryer.

Shower Room

UPVC obscure double glazed window to rear, three piece suite comprising shower enclosure with electric shower, wash hand basin with cupboard under and close coupled WC, heated towel rail, radiator, tiled floor.

Garage 5.52m (18'1") x 2.70m (8'10")

Electric roller door to front, power and light connected.

FIRST FLOOR

Landing

UPVC double glazed window to side, airing cupboard, loft hatch.

Bedroom 1 4.11m (13' 6") x 3.09m (10' 2")

UPVC double glazed window to front, radiator, range of fitted wardrobes, drawers and shelving.

Bedroom 2 3.45m (11'4") x 2.76m (9'1")

UPVC double glazed window to rear, radiator.

Bedroom 3 3.16m (10'4") x 2.27m (7'5")

UPVC double glazed window to front, radiator.

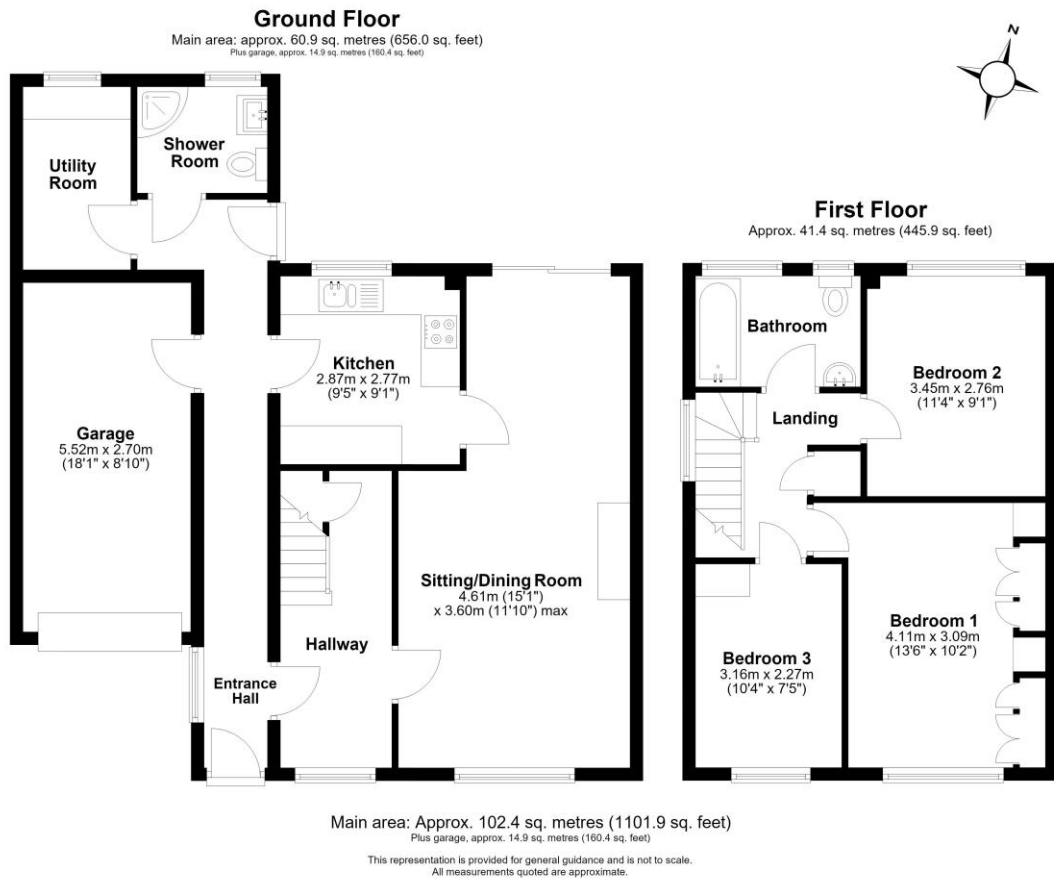
Bathroom

Two UPVC obscure double glazed windows to rear, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, radiator.

EXTERNALLY

Enclosed rear garden with flower and shrub beds, gravelled area, two patios, cold water tap.





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

Tenure: Freehold.

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

What3words: ///swear.collapsed.lads

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill onto Masons Lane and at the top, turn left at the roundabout onto Bath Road. Turn left at the next roundabout onto Winsley Road and take the second turning right onto Huntingdon Street. Turn right onto Church Acre where number 33 will be found further along on the left-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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		