



73 Benjamin Street  
Bradford on Avon, Wiltshire, BA15 1FW

  
**KINGSTONS**

A rare opportunity to purchase a shared ownership property in Bradford on Avon, situated on the popular Kingston Farm development, constructed by CG Fry in 2019. Within easy reach of the train station and other town centre amenities, this stylish modern home also benefits from a south westerly facing garden and an allocated parking space. Early and decisive viewing highly recommended.



30% Ownership Share  
Three Bedrooms  
Sitting Room  
Kitchen/Dining Room  
Cloakroom  
Bathroom  
Garden  
Allocated Parking Space  
Gas Central Heating  
Double Glazing

**£133,500**



**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

### Entrance Hall

UPVC double glazed obscure entrance door to front, stairs to first floor with storage under, radiator.

**Sitting Room** 4.44m (14'7") x 3.24m (10'8")  
UPVC double glazed sash window to front, radiator.

**Kitchen/Dining Room** 5.56m (18'3") x 3.20m (10'6") max  
UPVC double glazed door and window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher, space for fridge freezer, built-in electric oven, four ring gas hob with extractor hood over, radiator.

### Cloakroom

Comprising wash hand basin, close coupled WC, extractor fan, radiator.

## FIRST FLOOR

### Landing

Loft hatch, airing cupboard.

**Bedroom 1** 4.00m (13'1") x 3.24m (10'8") max  
UPVC double glazed sash window to front, UPVC double glazed window to side, radiator.

**Bedroom 2** 3.65m (12') x 3.06m (10'1")  
UPVC double glazed window to rear, radiator.

**Bedroom 3** 2.53m (8'4") x 2.40m (7'10")  
UPVC double glazed window to rear, radiator.

### Bathroom

UPVC obscure double glazed sash window to front, fitted with three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, extractor fan, shaver point and light, heated towel rail.

## EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area, shed, cold water tap, external lighting, gated rear access. Parking space for one car.

**Tenure:** Leasehold.

**Ownership Share:** 30%

**Ownership Requirements:** Local connection requirement to Wiltshire Council. A buyer must currently live, work or have an immediate family member living in the catchment of the local government authority.

**Housing Association:** Sovereign Network Group

**Staircasing:** You can buy additional shares in the property in stages (min 10%, max 25% increments). The amount you pay in rent will go down as the amount of the property you own goes up.

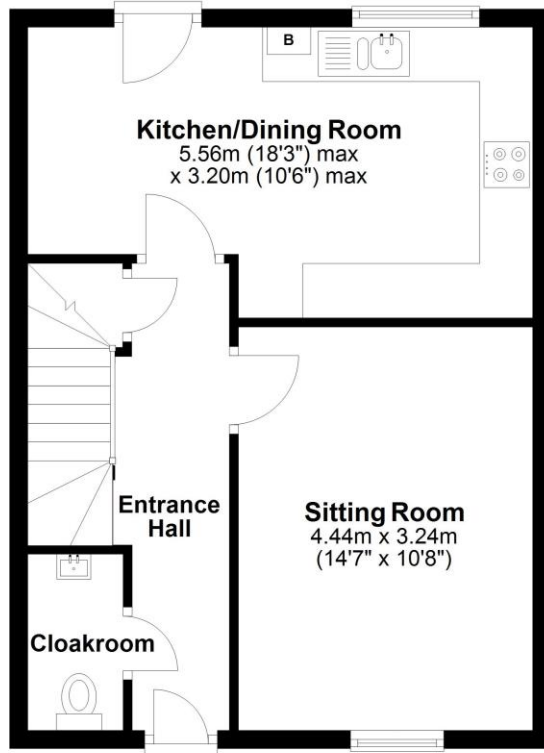
**Estimated Rent:** £600.41 Per Month

**Estimated Service Charge:** £45.57 Per Month

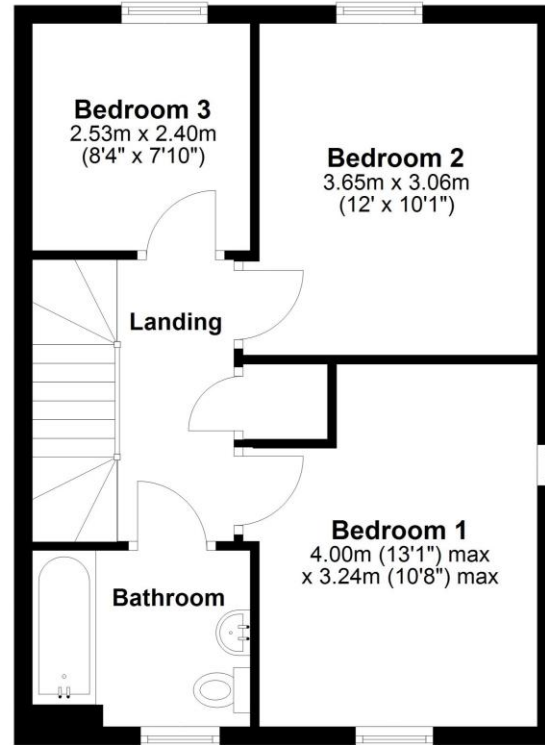
**Council Tax:** Band D - £2,700.91 (April 2026 - March 2027 financial year)



## Ground Floor



## First Floor



Total area: approx. 86.1 sq. metres (926.9 sq. feet)

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

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

**What3words:** ///slightly.scout.feasted

**Directions:** From our office in Silver Street, proceed up the hill, continue onto Holt Road and turn right at the roundabout onto Benjamin Street. Proceed to the end of the road and turn left, turn left again where number 73 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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		