8 Budbury Close

Bradford on Avon, Wiltshire, BA15 1QG

KINGSTONS

A well-proportioned detached house situated on the sought-after Bath side of Bradford and offered for sale with no onward chain. Conveniently located close to a range of local amenities, including the Co-Op supermarket, St Laurence Secondary School and Christchurch Primary School, this fantastic home also benefits from a southerly-facing rear garden, driveway and garage. Now requiring some updating, the property offers excellent potential for modernisation, presenting an exciting opportunity to create a superb family home tailored to individual tastes and requirements. A rare opportunity in the current market.

Four Bedrooms
Sitting Room
Dining Room
Conservatory
Kitchen
Cloakroom
Bathroom & Shower Room
Garden
Garage & Driveway
No Onward Chain

£525,000

ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

Porch
UPVC double glazed window to front and side, UPVC double glazed door to front.

Entrance Hall
Wooden part glazed obscure entrance door, stairs to first floor radiator.

Sitting Room 4.52m (14'10") x 3.85m (12'8")
UPVC double glazed window to front, UPVC double glazed bow window to side, feature fireplace, radiator.

Dining Room 3.03m (9'11") x 3.01m (9'10")
UPVC double glazed window to rear, UPVC double glazed obscure door to side, radiator.

Conservatory 3.05m (10') x 2.16m (7'1")
UPVC double glazed construction with double glazed door to garden.

Kitchen 3.05m (10') x 3.00m (9'10")
UPVC double glazed window to rear, UPVC double glazed obscure door to side, 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, space for fridge, fitted electric oven, four ring electric hob with extractor hood over, wall mounted gas boiler serving domestic hot water and heating.

Cloakroom
UPVC double glazed window to side, two piece suite comprising wash hand basin with cupboard under and close coupled WC, radiator.

FIRST FLOOR

Landing
Airing cupboard housing hot water cylinder, radiator.

Bedroom 1 4.58m (15') x 2.79m (9'2")
UPVC double glazed windows to front and rear, radiator.

Bedroom 2 3.31m (10'10") x 3.04m (10')
UPVC double glazed window to rear, radiator.

Bedroom 3 4.32m (14'2") x 2.57m (8'5")
UPVC double glazed windows to front and side, radiator.

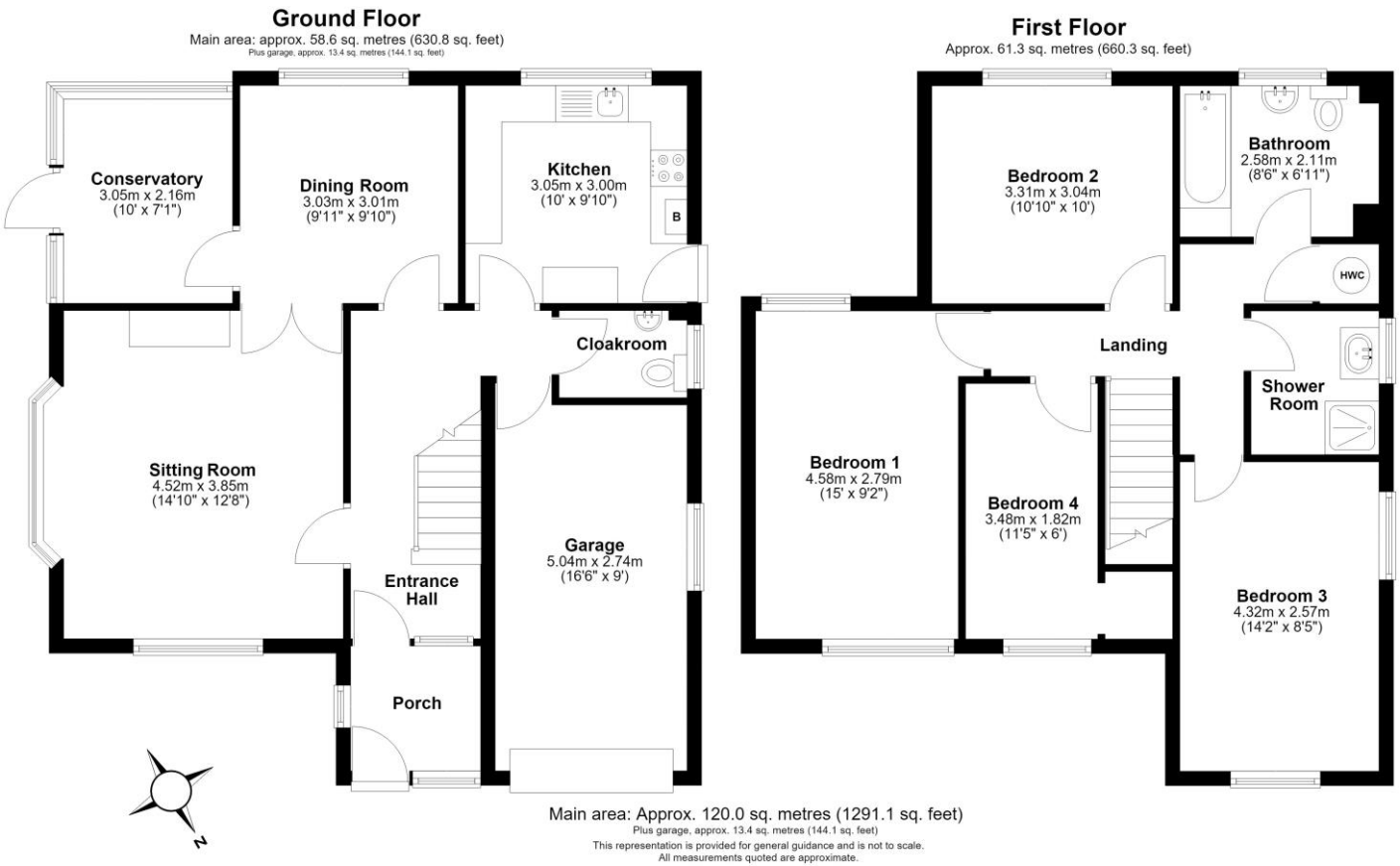
Bedroom 4 3.48m (11'5") x 1.82m (6')
UPVC double glazed window to front, cupboard, radiator.

Bathroom 2.58m (8'6") x 2.11m (6'11")
UPVC obscure double glazed window to rear, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, shaver point, radiator.

Shower Room 1.98m (6'6") x 1.63m (5'4")
UPVC obscure double glazed window to side, two piece suite comprising shower enclosure and wash hand basin with cupboard under, extractor fan, shaver point and light, radiator.

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

Garage 5.04m (16'6") x 2.74m (9')
UPVC obscure double glazed window to side, electric up and over door to front.



Council Tax: Band - E £3,301.11 (April 2026 - March 2027 financial year).

Tenure: Freehold.

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

What3words: ///contexts.mason.fulfilled

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill, bear right onto Masons Lane and at the top, take the first exit at the mini roundabout onto Bath Road. Turn left at the next mini roundabout onto Winsley Road. Proceed along this road and take the third turning left onto Budbury Place and the second turning right onto Budbury Close. Take the first turning right where number 8 will be found immediately 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.

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY
01225 867591 | bradford@kingstons.biz
www.kingstons.biz

KINGSTONS