



43 Southville Road
Bradford on Avon, Wiltshire, BA15 1HX



Spacious and well-presented two-bedroom home tucked away within a well-established residential area, conveniently located close to a range of local amenities. Offering well-balanced accommodation throughout, the property includes a practical utility room with cloakroom, a useful study, two generous double bedrooms, and an enclosed south-facing garden. Ideally suited to first-time buyers, downsizers, and buy-to-let investors alike, this presents an excellent opportunity.



Two Double Bedrooms
Sitting Room
Kitchen/Dining Room
Utility Room
Study
Bathroom
Cloakroom
South Facing Garden
Gas Central Heating
No Onward Chain

£285,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed obscure entrance door, radiator.

Sitting Room

4.92m (16'2") x 4.12m (13'6") max
UPVC double glazed window to front, stairs to first floor, radiator.

Kitchen/Dining Room

4.92m (16'2") x 3.19m (10'6")
Fitted with a matching range of base and eye level units with worktop space over matching breakfast bar, stainless steel sink, plumbing for dishwasher, space for fridge freezer, fitted electric oven, four ring electric hob with extractor hood over.

Study

2.60m (8'6") x 1.92m (6'4")
UPVC double glazed window to rear, wooden double glazed Velux window, radiator.

Utility Room 3

.31m (10'10") x 1.41m (4'8")
UPVC obscure double glazed door to garden, plumbing for washing machine with worktop space over, tiled flooring, radiator.

Cloakroom

Two piece suite comprising wash hand basin and close coupled WC, tiled flooring, heated towel rail.

FIRST FLOOR

Landing

Airing cupboard, loft hatch.

Bedroom 1

4.92m (16'2") x 2.71m (8'11")
UPVC double glazed window to front, radiator.

Bedroom 2

4.62m (15'2") max x 3.00m (9'10") max
UPVC double glazed window to rear, radiator.

Bathroom

2.47m (8'1") x 1.65m (5'5")
UPVC obscure double glazed window to rear, three piece suite comprising bath with electric shower over, wash hand basin with cupboard under, and close coupled WC, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to patio with artificial lawn, shed, gated rear access, and cold water tap.

Council Tax:

Band B - £2,100.71 (April 2026 - March 2027 financial year).

Tenure:

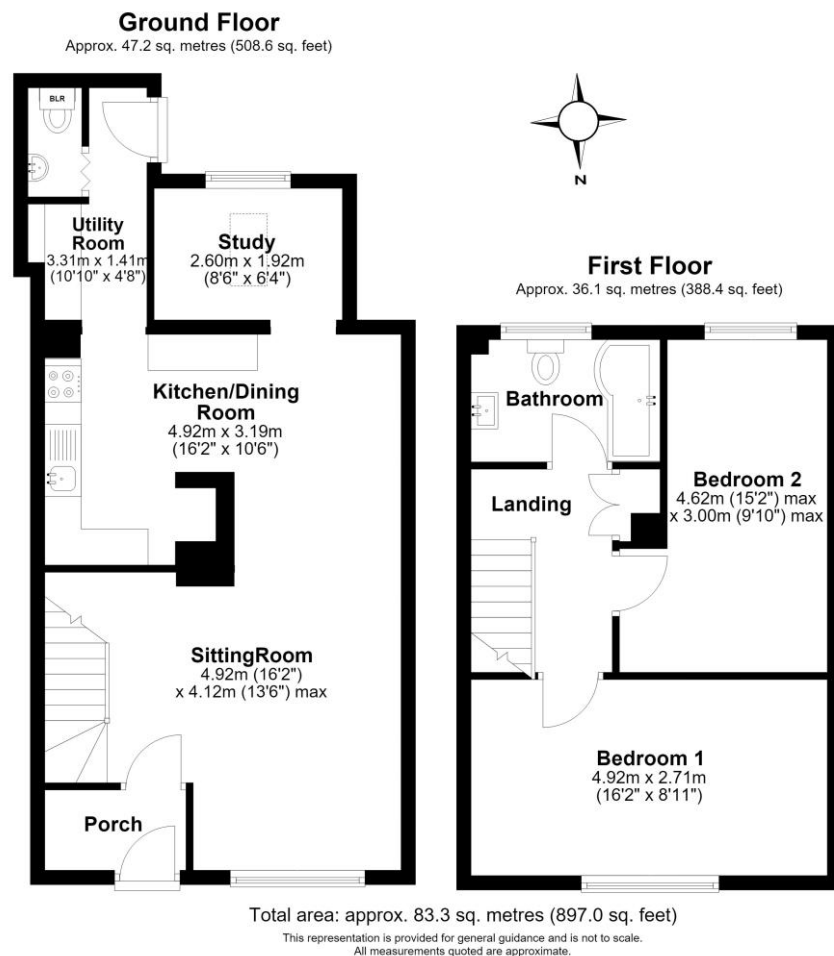
Freehold.

Viewing:

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

What3words: ///upward.verges.soda





Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Bear left at the next mini roundabout and continue onto Trowbridge Road. Take the fourth turning left onto Culver Road and take the first turning right onto Southville Road. Take the first turning left onto St. Aldhelm Road and proceed to the end onto Mythern Meadow. Number 43 Southville Road will be found immediately on the right.

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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		