



73 Downs View
Bradford on Avon, Wiltshire, BA15 1PW

Extended semi-detached family-sized home enjoying a tucked-away cul-de-sac location within a mature residential area on the Bath side of the town. Within the catchment area for Christchurch Primary School and St. Laurence Secondary School, and conveniently located to access the Wiltshire Music Centre, Co-op Supermarket and Winsley Farm Shop. Available with no onward chain.



Three Bedrooms
Sitting Room
Kitchen/Dining Room
Utility Room
Cloakroom
Shower Room
Garden
Garage & Driveway
Solar Panels
No Onward Chain

£400,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

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

Sitting Room 4.13m (13'7") x 3.75m (12'4")

UPVC double glazed window to front, feature fireplace with gas fire, radiator.

Kitchen/Dining Room 5.70m (18'8") x 5.67m (18'7") max

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, eye level electric double oven, four ring electric hob with extractor hood over, integrated fridge and dishwasher, space for freezer, radiator, UPVC double glazed door to driveway.

Utility Room 2.39m (7'10") x 2.39m (7'10")

UPVC double glazed window to rear, plumbing for washing machine, tiled floor, UPVC obscure double glazed door to garden.

Cloakroom

UPVC obscure double glazed window to rear, wash hand basin, close coupled WC, electric panel heater, half-height tiled surround, tiled floor.

FIRST FLOOR

Landing

UPVC double glazed window to side, loft hatch.

Bedroom 1 4.16m (13'8") x 2.92m (9'7")

UPVC double glazed window to front, built-in wardrobe, airing cupboard housing gas combination boiler, radiator.

Bedroom 2 3.15m (10'4") x 3.02m (9'11")

Metal frame double glazed window to rear, radiator.

Bedroom 3 4.56m (15') x 2.42m (7'11") max

UPVC double glazed window to rear, radiator.

Shower Room

UPVC obscure double glazed window to side, three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, tiled splashbacks, built-in storage cupboard, heated towel rail.

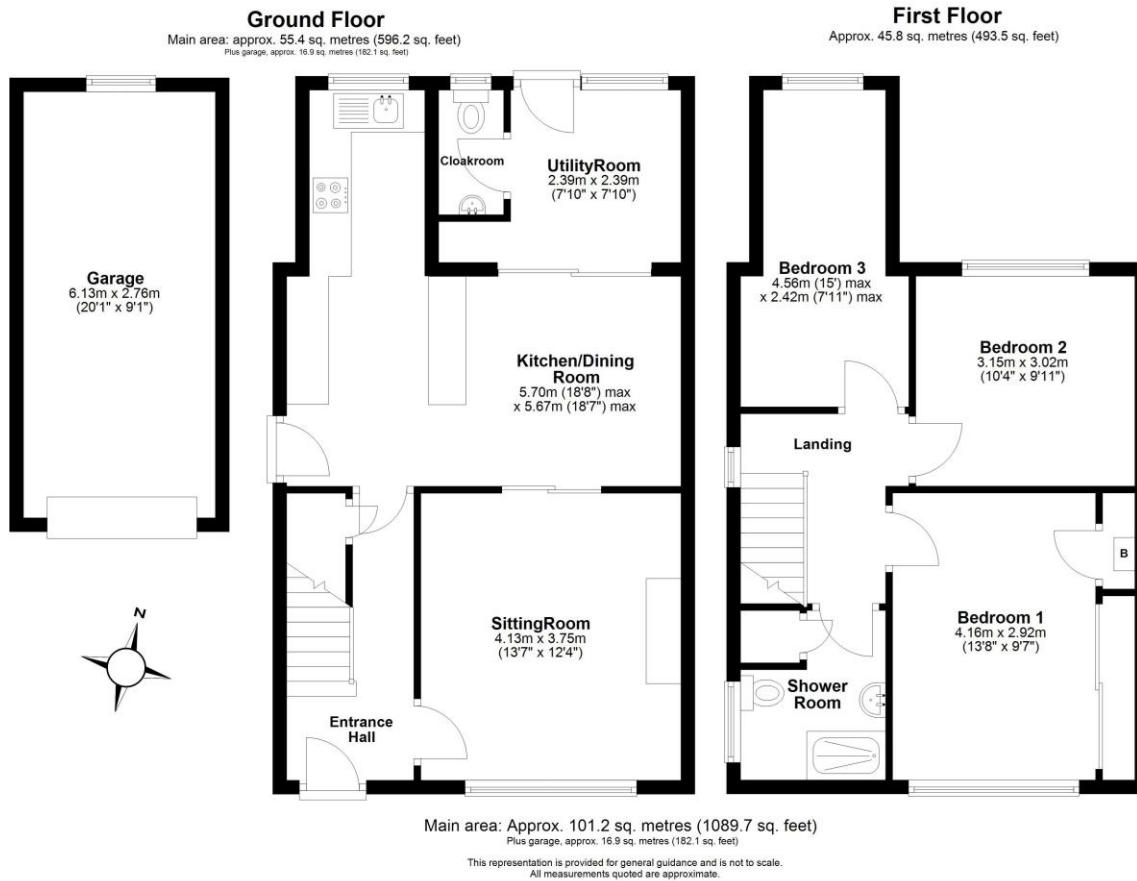
EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio area, cold water tap, gated side access. The front garden is mainly laid to lawn, a driveway leads to:

Garage 6.13m (20'1") x 2.76m (9'1")

Metal frame single glazed window to rear, up and over door to front.





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

Tenure: Freehold.

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

What3words: ///limelight.result.bookmark

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill and bear right onto Masons Lane and at the top of the hill take the first exit at the mini roundabout onto Bath Road. At the next mini roundabout turn left onto Winsley road. Take the fourth turning right onto Downs View and the second turning left 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.

