



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

Thoughtfully designed end-of-terrace home offering well-proportioned accommodation arranged over two floors. The property features a generous kitchen/dining room together with a glazed garden room extension, featuring fully retractable doors opening onto a south-facing garden. Further benefits include a garage, EV charger and driveway, alarm system, air conditioning to the bedrooms, and solar panels with battery storage. Built by CG Fry in 2019, this superb home occupies a desirable position on the sought-after Kingston Farm development, within easy walking distance of the town centre, railway station and a wide range of local amenities. Combining contemporary design with an exceptionally convenient location, this is a wonderful opportunity to acquire a high-quality home offered for sale with no onward chain.

£500,000



## ACCOMMODATION (all dimensions approximate)

### GROUND FLOOR

#### Entrance Hall 4.83m (15'10") x 1.32m (4'4")

UPVC double glazed entrance door to front, stairs to first floor with cupboard under, alarm system control panel, radiator.

#### Cloakroom 2.11m (6'11") x 1.01m (3'4")

Two piece suite comprising pedestal wash hand basin and close coupled WC, extractor fan, radiator.

#### Sitting Room 4.77m (15'8") x 3.63m (11'11")

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

#### Kitchen/Dining Room

5.94m (19'6") x 3.56m (11'8")

UPVC double glazed window to rear, wooden 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, integrated fridge freezer, dishwasher, washing machine, fitted electric oven, five ring gas hob with extractor hood over, wine/drinks cooler, water softener, cupboard housing gas boiler serving heating system and domestic hot water, radiator.

#### Garden Room

Aluminium double glazed construction with sliding doors to garden, electric retractable roof blind, infra-red heater, composite flooring.

### FIRST FLOOR

#### Landing 3.07m (10'1") x 2.31m (7'7")

Radiator, access to boarded loft, airing cupboard, storage cupboard.

#### Bedroom 1 3.53m (11'7") x 3.30m (10'10")

UPVC double glazed sash window to front with shutters, air conditioning unit, radiator.

#### En-Suite Shower Room 1.90m (6'3") x 1.83m (6')

Three piece suite comprising shower enclosure, close coupled WC and wash hand basin, extractor fan, shaver point and light, heated towel rail.

#### Bedroom 2 3.12m (10'3") x 2.94m (9'8")

UPVC double glazed window to rear with shutters, air conditioning unit, radiator.

#### Bedroom 3 3.12m (10'3") x 2.89m (9'6")

UPVC double glazed window to rear with shutters, air conditioning unit, radiator.

#### Bathroom 2.24m (7'4") x 2.10m (6'11")

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

### EXTERNALLY

Enclosed rear garden with patio, flower and shrub borders, gated side and rear access, cold water tap, external lighting, and driveway to rear providing off street parking space.

#### Garage 5.86m (19'3") x 2.95m (9'8")

Single garage in a block of two with up and over door to front, power and light connected, EV charger.

#### Council Tax:

Band D - £2,700.91 (April 2026 - March 2027 financial year).

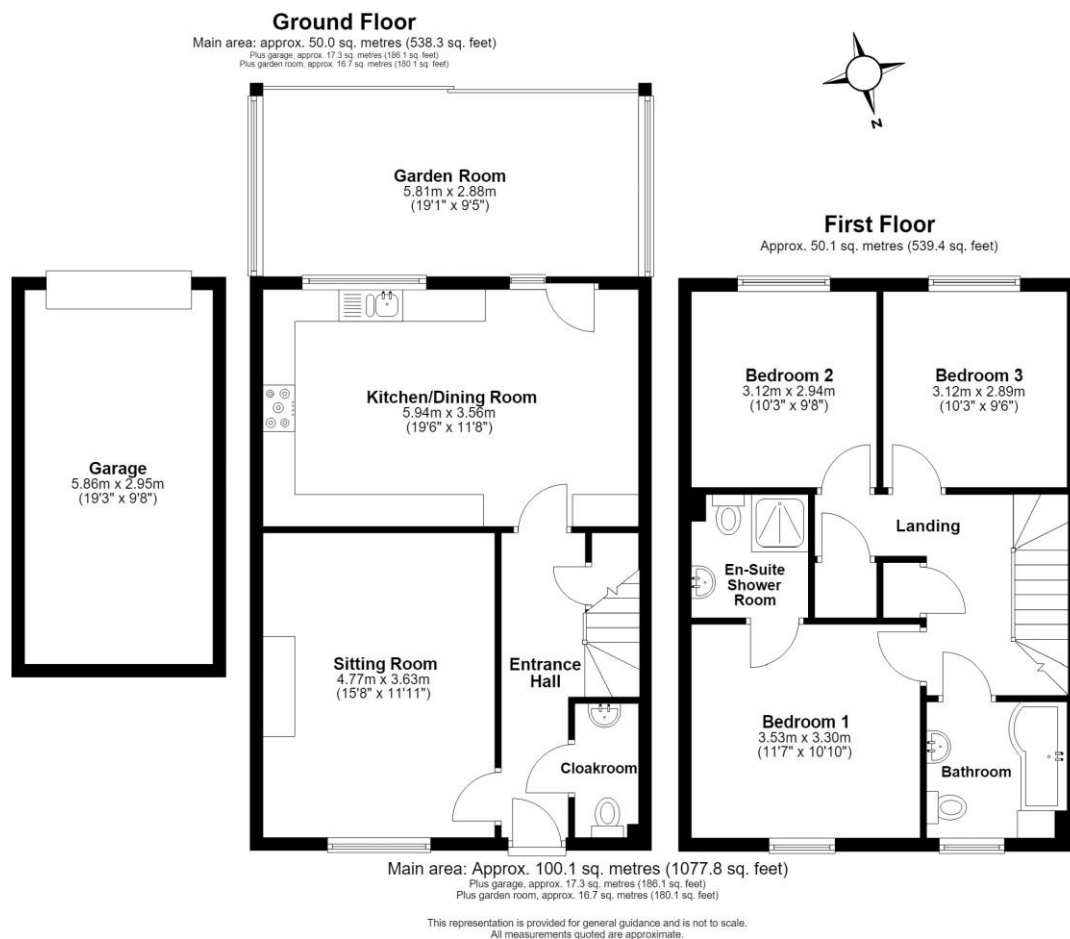
#### Tenure:

Freehold.

#### Estate Charge:

£243.42 Per Annum (1st January to 31st December 2026).





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

**What3words:** ///constrain.bibs.teach

**Directions:** From our office in Silver Street, proceed up the hill and turn right at the roundabout onto Benjamin Street and then take the second left onto Duffield Lane. Turn left at the T junction and then right onto Benjamin Street where no 57 will be found a little further along 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             | 102 A   | 102 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |