

Highfield Road Bradford-On-Avon

Wrights Residential

£400,000

www.wrightsresidential.co.uk 01225 75553 enquiries@wrightsresidential.co.uk

Situation

Highfield Road is situated in a popular residential area on the Bath side of the picturesque market town of Bradford on Avon, within easy walking distance of the town centre and its excellent range of amenities.

The town offers a wonderful selection of independent shops, cafés, restaurants and traditional public houses, together with supermarkets, leisure facilities and highly regarded schools, including Christ Church Primary School and St Laurence School. Bradford on Avon is renowned for its historic architecture, beautiful countryside and scenic walks along the River Avon and Kennet and Avon Canal.

The railway station is also within walking distance, providing convenient connections to Bath, Bristol and beyond, making this an ideal location for families and commuters alike



Spacious three bedroom semi detached property

Beautifully Renovated Throughout to a High Standard

Spacious Lounge with French Doors to the Garden

Stunning Contemporary Kitchen/Diner with Island Unit

Separate Utility Room

Ground Floor Shower Room

Modern First Floor Family Bathroom

Gas Central Heating and PVCu Double Glazing

Generous Enclosed Rear Garden with Patio and Lawn

No Onward Chain



Wrights Residential

www.wrightsresidential.co.uk 01225 75553 enquiries@wrightsresidential.co.uk

This beautifully renovated three bedroom semi detached home is situated in a popular residential area of Bradford on Avon and has been finished to a high standard throughout, offering stylish and contemporary accommodation.

The ground floor comprises an entrance hall, a spacious lounge with French doors opening onto the rear garden, a stunning kitchen/diner featuring a central island unit, a separate utility room and a modern shower room. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom.

Further benefits include gas central heating, PVCu double glazing and a generous, fully enclosed rear garden with a newly laid patio and lawn, ideal for outdoor entertaining.

Offered for sale with no onward chain, this beautifully presented home is ready to move straight into and an internal viewing is highly recommended.

The property comprises

Ground Floor

Entrance Hall *11' 10" x 5' 7" (3.6m x 1.69m)max*
With composite front door, wood effect laminate flooring, radiator and stairs to the first floor with storage cupboard under.

Lounge *12' 10" x 11' 5" (3.91m x 3.49m)*
With wood effect laminate flooring, radiator and PVCu double glazed french doors opening onto the rear garden.

Kitchen/Diner *11' 8" x 17' 9" (3.55m x 5.42m)*
A stunning, newly fitted kitchen/diner featuring a range of contemporary handleless units with marble-effect worktops and upstands. A generous central island provides additional worktop and storage space, whilst integrated appliances include an eye-level electric oven and electric hob with extractor hood over, fridge/freezer and dishwasher. Further features include an inset sink unit, wood-effect laminate flooring, recessed ceiling spotlights, radiator and PVCu double glazed windows to the front and rear.

Utility Room *6' 1" x 6' 4" (1.85m x 1.93m)*
With wood effect laminate flooring, a range of contemporary handleless units with complementary marble-effect worktops and upstands, space for washing machine, wall mounted gas boiler, radiator and PVCu door to the side.

Shower Room *6' 2" x 7' 3" (1.88m x 2.2m)*
A stylish, newly fitted shower room featuring a generous walk-in shower with a black-framed glass screen, rainfall shower head and separate handheld shower attachment. The contemporary white suite comprises a W.C with concealed cistern and hand basin with vanity unit. Further features include recessed ceiling spotlights, an extractor fan and an obscure PVCu double glazed window.

First Floor

Landing *4' 4" x 9' 9" (1.32m x 2.98m)*
With loft access and PVCu double glazed window to the front.

Bedroom 1 *9' 4" x 14' 1" (2.85m x 4.28m)*
With radiator, built in storage cupboard and PVCu double glazed window to the rear.

Bedroom 2 *10' 7" x 10' 6" (3.22m x 3.21m)*
With radiator and PVCu double glazed window to the rear.

Bedroom 3 *10' 6" x 6' 10" (3.20m x 2.08m)*
With radiator and PVCu double glazed window to the front.

Bathroom
4' 3" x 7' 6" (1.3m x 2.28m)
A contemporary bathroom fitted with a white suite comprising a panelled bath with electric shower over and glass shower screen, wash hand basin and W.C. Further features include attractive stone-effect wall tiling, a chrome heated towel rail, recessed ceiling spotlights, extractor fan and an obscure PVCu double glazed window.

Externally

To the front
The property is approached via a low maintenance gravelled front garden with stepping stones leading to the front entrance and gated side access to the rear garden. Non-allocated parking bays are available on the road.

To the rear
The property boasts a generous, south facing enclosed rear garden, featuring a spacious paved patio area ideal for outdoor dining and entertaining, with steps leading down to a large lawn. Raised timber planting beds and a mature tree add interest to the garden, which is enclosed by timber fencing and benefits from gated side access.

Tenure
The property is sold as freehold.

Council Tax
The property is currently in council tax band C.

EPC Rating
The EPC rating is D (61), with a potential for C (71).

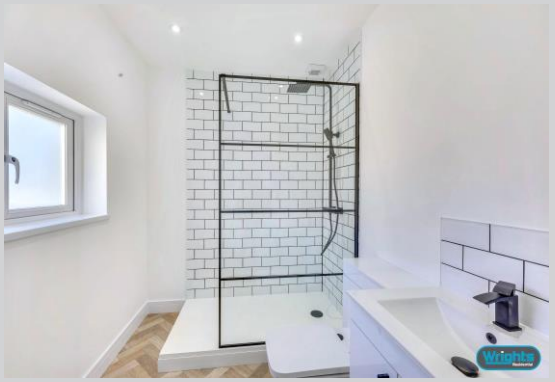
Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile Phone Coverage
Outdoor coverage is good - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH GEM MORTGAGES
Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk
CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



















Wrights Residential

● www.wrightsresidential.co.uk ● 01225 75553 ● enquiries@wrightsresidential.co.uk





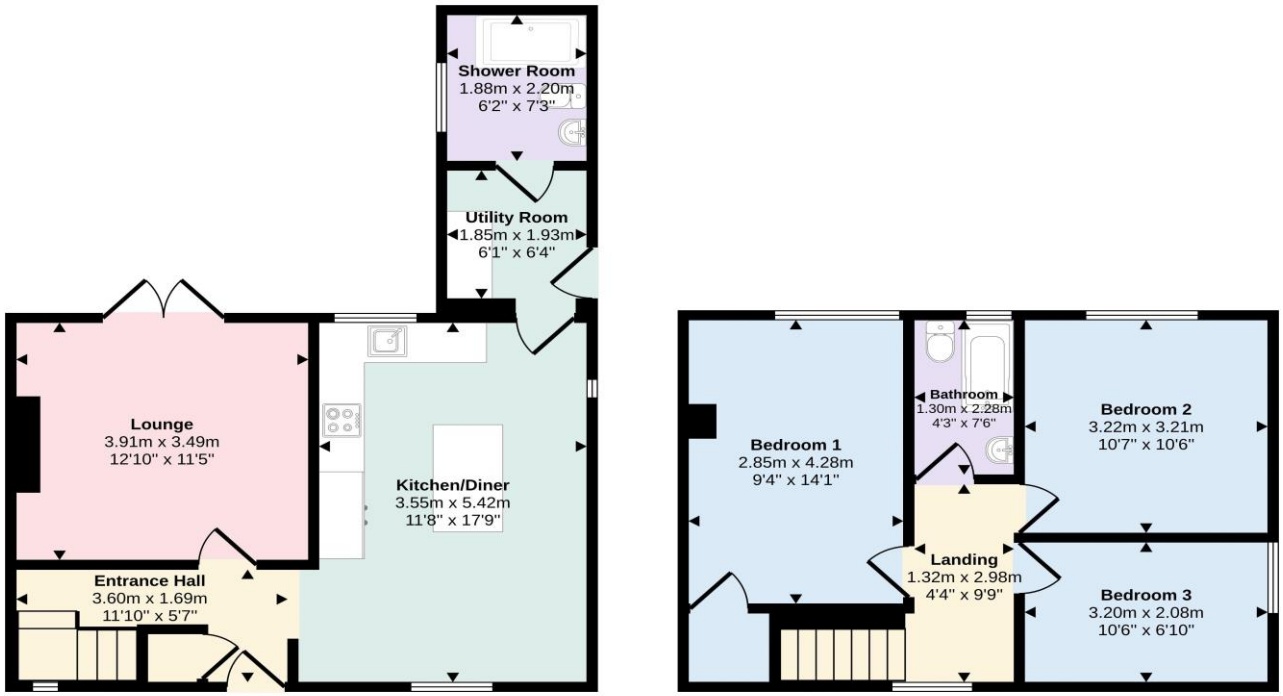


EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH GEM MORTGAGES
Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk
CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST





Approx Gross Internal Area
91 sq m / 983 sq ft

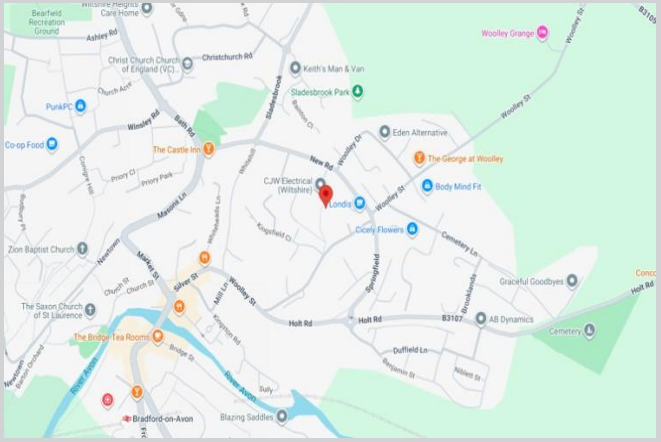


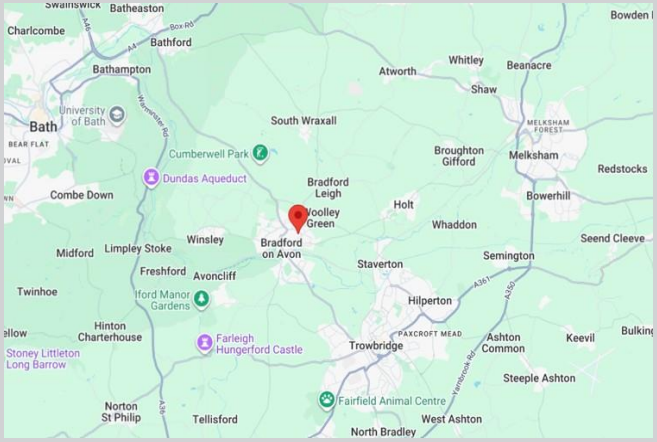
Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Wrights Residential

www.wrightsresidential.co.uk 01225 75553 enquiries@wrightsresidential.co.uk

Wrights

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.