



3 Beddoe Close, Bradford on Avon, BA15 1UP

Guide Price £450,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 3

Bathrooms: 2

Receptions: 2

A low-maintenance and extended three-bedroom link-detached house, pleasantly positioned on a corner plot within a popular family-friendly cul-de-sac, with level front and rear gardens, private driveway and single garage. Sold with no onward chain, the property is ideally located less than a mile from the town centre and railway station, with easy access to schools, buses, local amenities and countryside walks.

The welcoming accommodation offers scope for a new owner to make their mark, comprising a light entrance hall with useful under-stairs storage, semi-open-plan kitchen/dining room with wooden worktops, gas hob and garden access, utility room and WC. A spacious 19ft+ sitting room spans the rear of the property, featuring sliding doors to the garden, electric fireplace and LVT wood-effect flooring.

Upstairs are two double bedrooms and a generous single, all with fitted wardrobes and leafy outlooks, alongside a bright family bathroom.

Outside, the corner plot provides a generous front garden with potential to extend, subject to consent, together with driveway parking for two vehicles and a single garage with power, light and loft storage. The fully enclosed, level south-west facing rear garden enjoys excellent sunlight, mature boundaries, lawn and patio, with gated side access and access to the garage.



The property is tucked away within a secluded cul de sac on the fringes of this hugely popular development on the Southern side of town. Located less than one mile away on the level from the train station and town centre, this home provides easy access to the popular Fitzmaurice Primary School as well as cafes, pubs, and canal-side activities. The centre of Bradford on Avon provides an array of independent shops, high-end restaurants, popular public houses, library, swimming pool, playing fields and tennis courts, with Sainsbury's supermarket and the gym situated just a few minutes towards the other end of the development. There are a range of lovely country walks on the doorstep, as well as play parks and football fields for families to enjoy (that also host . The all-important railway station provides a direct service to Bath, Bristol, Cardiff and London Waterloo amongst plenty of other destinations. There is also a local bus services which picks up from around the corner which offers access into the town centre and St. Laurence Secondary School for those who require it.

Additional Information:

Tenure: Freehold Link-Detached House

Council Tax Band: D

Current EPC Rating: D (62)

Potential EPC Rating: B (82)

Services:

Mains Gas Radiator Central Heating

Mains Drainage

Mains Water Supply

Mains Electricity Supply

Double glazing throughout

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Total Area: 95.6 m² ... 1029 ft² (excluding garage)

