



32 Mythern Meadow
Bradford on Avon, Wiltshire, BA15 1HF


KINGSTONS

A stylish modern two-storey freehold home with a conservatory extension, tucked away in a peaceful cul-de-sac and enjoying excellent access to both scenic countryside walks and the town's amenities. Boasting a charming enclosed garden and two allocated parking spaces, this superb property presents an outstanding opportunity for first-time buyers, downsizers, or buy-to-let investors. Offered for sale with no onward chain.



One Bedroom
Open Plan Living Space
Conservatory
Bathroom
Allocated Parking
Garden
UPVC Double Glazing
Electric Heating
Freehold
No Onward Chain

£220,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Open Plan Living Space

5.39m (17'8") x 3.13m (10'3")

UPVC obscure double glazed entrance door to front, UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units with worktop space over, composite sink, integrated fridge freezer, plumbing for washing machine, fitted electric oven, four ring electric hob with extractor hood over, stairs to first floor, electric storage heater.

Conservatory 3.13m (10'3") x 2.68m (8'10")

UPVC double glazed construction with UPVC double glazed double door to garden.

FIRST FLOOR

Landing 2.62m (8'7") x 1.77m (5'10")

Cupboard housing hot water cylinder, electric panel heater.

Bedroom 3.94m (12'11") max x 3.13m (10'3") max

UPVC double glazed windows to front and side, built-in wardrobes, loft hatch, electric panel heater.

Bathroom 2.62m (8'7") x 1.25m (4'1")

UPVC obscure double glazed window to rear, three piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled WC, electric fan heater.

EXTERNALLY

The enclosed rear garden is laid to gravel with a variety of flowers and shrubs, cold water tap, gated side access. Two off road parking spaces are located beside the house.

Council Tax:

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

Tenure:

Freehold.

Viewing:

Strictly by appointment through the Agent Kingstons.

What3words: ///flushes.umbrellas.forklift

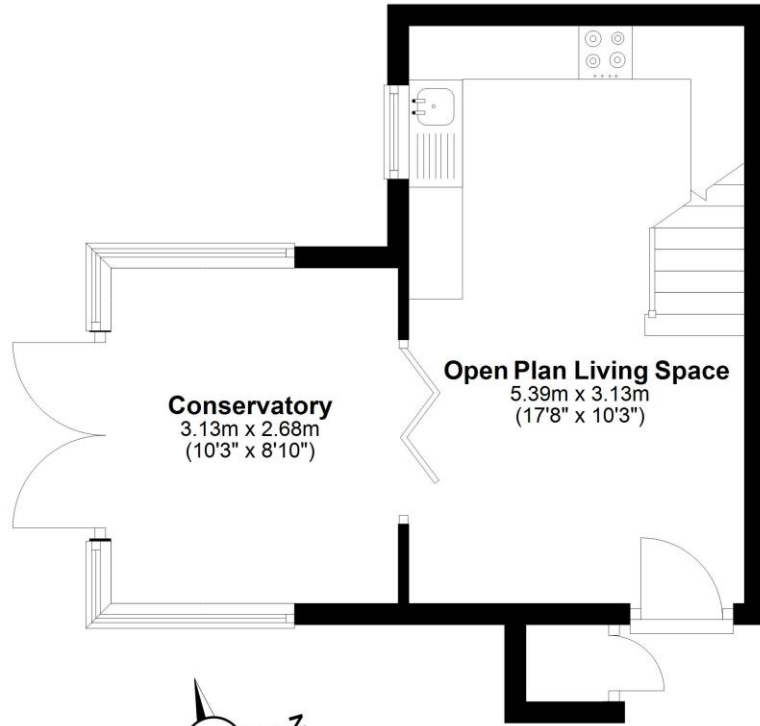
Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St Margarets Street. Bear left at the mini roundabout and continue onto Trowbridge Road. Proceed over the next mini roundabout and turn left into Culver Road. Take the first turning on the right onto Southville Road and the first turning on the left onto St Aldhlem Road. Proceed onto Mythern Meadow and turn right, number 32 will be found on the right hand side at the end of the cul-de-sac.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



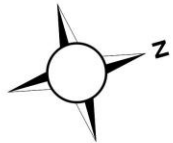
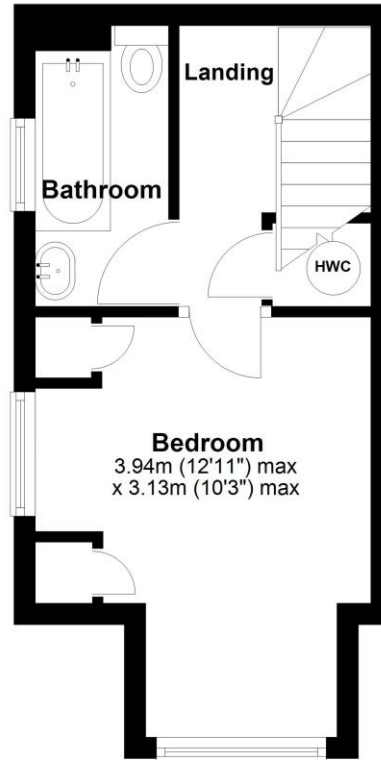
Ground Floor

Approx. 26.2 sq. metres (282.4 sq. feet)



First Floor

Approx. 19.1 sq. metres (206.0 sq. feet)



Total area: approx. 45.4 sq. metres (488.4 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



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.

