33 Budbury Tyning

Bradford on Avon, Wiltshire, BA15 1QE

KINGSTONS

Smart end-of-terrace home with a generous plot, driveway and impressive garden office. Ideally situated on the Bath side of Bradford on Avon, the property is within walking distance of St Laurence School, Christchurch School, the Co-op supermarket, Wiltshire Music Centre and a range of other local amenities, while a bus stop at the entrance to the cul-de-sac provides excellent public transport links. Combining a number of highly sought-after features that are rarely found together at this price point, this is a fantastic opportunity for a wide range of buyers and is offered for sale with no onward chain.

Three Bedrooms
Kitchen/Dining Room
Sitting Room
Bathroom
Westerly Facing Garden
Garden Office
Driveway
Gas Central Heating
UPVC Double Glazing
No Onward Chain

£355,000

ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

Porch
UPVC double glazed construction.

Entrance Hall
UPVC double glazed door to front, stairs to first floor, radiator.

Kitchen/Dining Room
5.42m (17'9") max x 3.64m (11'11") max
UPVC double glazed window to rear and door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge freezer, fitted eye level electric oven, four ring gas hob with extractor hood over, two radiators.

Sitting Room
5.46m (17'11") x 3.55m (11'8")
UPVC double glazed window to front and double doors to rear, feature fireplace, radiator.

FIRST FLOOR

Landing
UPVC double glazed window to rear.

Bedroom 1
3.55m (11'8") x 2.86m (9'5")
UPVC double glazed window to front, loft hatch, cupboard housing wall mounted gas combination boiler, radiator.

Bedroom 2
3.15m (10'4") x 2.87m (9'5")
UPVC double glazed window to front, radiator.

Bedroom 3
2.68m (8'10") x 2.52m (8'3")
UPVC double glazed window to rear, cupboard, radiator.

Bathroom
2.48m (8'2") x 1.66m (5'5")
UPVC obscure double glazed windows to side, two piece suite comprising bath with fitted shower over and pedestal wash hand basin, heated towel rail.

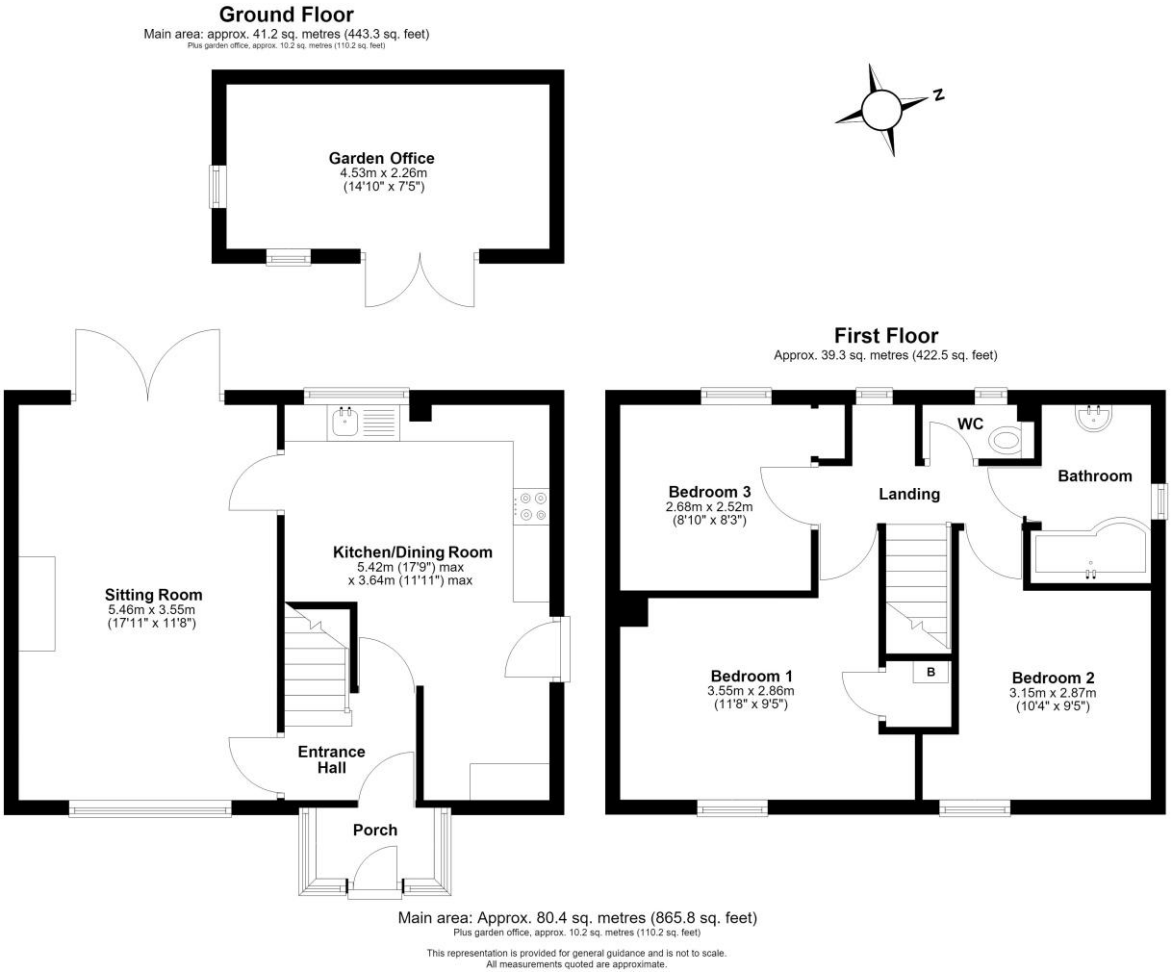
Separate WC
UPVC obscure double glazed window to rear, close coupled WC.

EXTERNALLY
The rear garden is mainly laid to lawn with flower and shrub borders, patio, garden shed, cold water tap, exterior light and socket, and gated side access. A driveway to the front provides off road parking.

Garden Office
4.53m (14'10") x 2.26m (7'5")
UPVC double glazed windows to front and side, UPVC double glazed double door, power and light connected.

Council Tax: Band B - £2,100.71 (April 2026 - March 2027 financial year).

Tenure: Freehold.

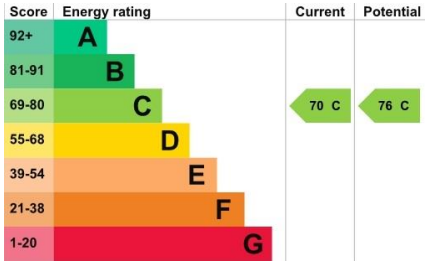


Viewing: Strictly by appointment through the agent **Kingstons.**

What3words: ///warned.reheat.angel

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill onto Masons Lane and bear left at the mini roundabout at the top onto Bath Road. Turn left at the mini roundabout onto Winsley Road and take the 4th turning right onto Budbury Tyning. Follow the road around to the right and number 33 will be on the left-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.



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