



41 Springfield
Bradford on Avon, Wiltshire, BA15 1BA



Bright and airy two-storey semi-detached home occupying an elevated position within a cul-de-sac on the Bath side of Bradford on Avon. Conveniently situated within easy reach of the town centre and its amenities, the property offers well-presented accommodation including a contemporary kitchen/dining room, a spacious sitting room with sliding doors opening onto a raised balcony, and the added benefit of a newly fitted ground floor shower room. Externally, there is an enclosed rear garden, together with a garage and driveway. Appealing to first-time buyers, families, downsizers and investors alike, this is a superb opportunity to acquire a well-appointed home in a sought-after location.

£400,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch 1.45m (4'9") x 1.19m (3'11")

UPVC double glazed obscure entrance door and window to front.

Entrance Hall 5.94m (19'6") x 1.21m (4')

UPVC obscure double glazed door to front and rear, stairs to first floor, radiator.

Sitting Room 5.30m (17'5") x 3.39m (11'1")

UPVC double glazed window to rear, UPVC double glazed sliding door leading to balcony, radiator.

Kitchen/Dining Room

5.31m (17'5") x 2.99m (9'10")

Two UPVC double glazed windows to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fitted electric oven, four ring electric induction hob with extractor hood over, understairs storage cupboard, radiator.

Shower Room 2.32m (7'7") x 1.81m (5'11")

UPVC obscure high level double glazed window to rear, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan, heated towel rail, under floor heating.

FIRST FLOOR

Landing

Airing cupboard housing combination boiler, access to loft.

Bedroom 1 3.43m (11'3") x 2.76m (9'1")

UPVC glazed window to rear, radiator.

Bedroom 2 3.04m (10') x 2.73m (8'11")

UPVC double glazed window to front, radiator.

Bedroom 3 2.42m (7'11") x 2.41m (7'11")

UPVC double glazed window to rear, radiator.

Bathroom 2.49m (8'2") x 1.90m (6'3")

Two UPVC obscure double glazed windows to front, four piece suite comprising bath, wash hand basin, shower enclosure with fitted electric shower, and close coupled WC, heated towel rail.

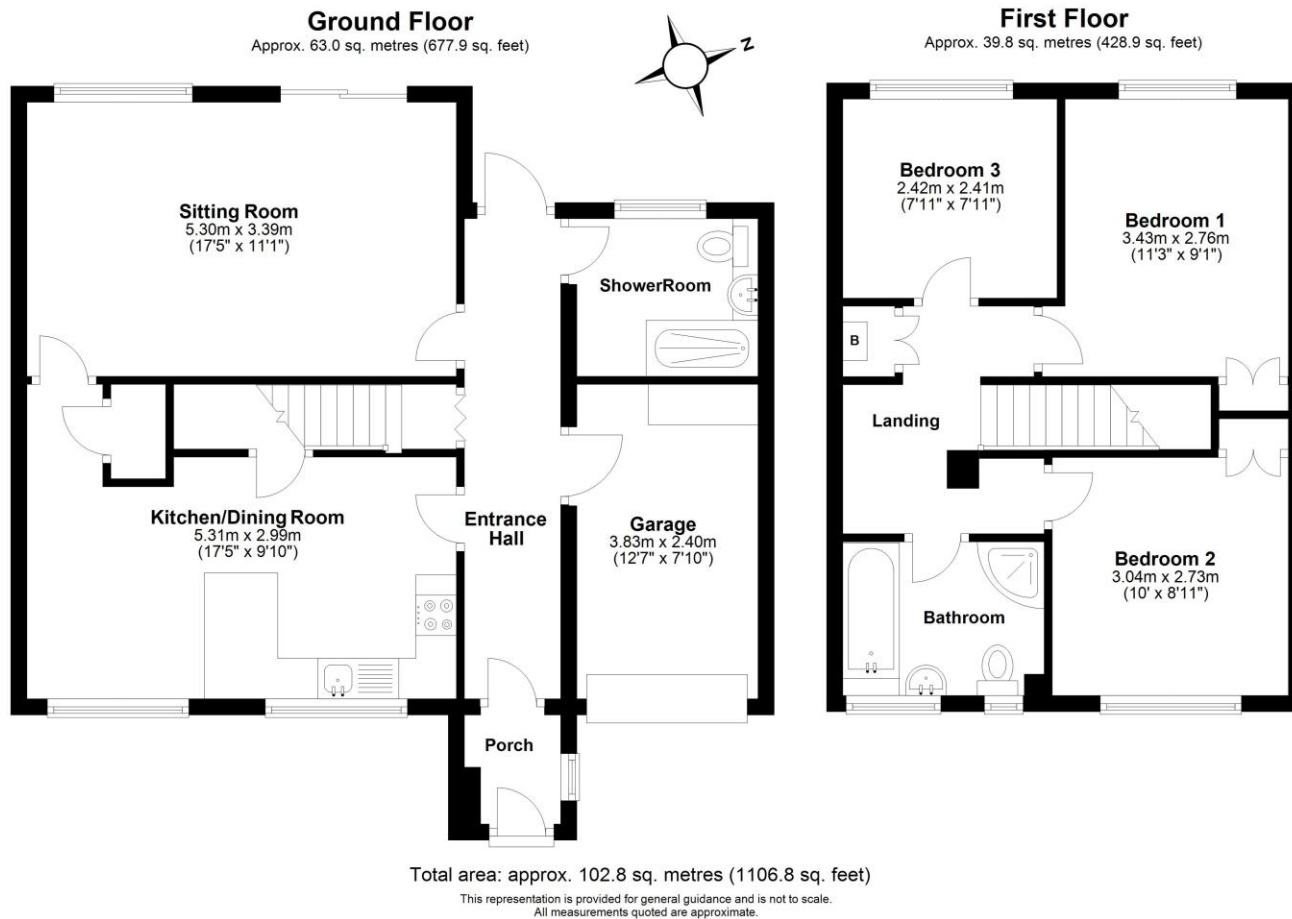
EXTERNALLY

The enclosed rear garden is mainly laid to gravel with storage shed. The front garden is mainly laid to lawn with flower bed and driveway.

Garage 3.83m (12'7") x 2.40m (7'10")

Power and light connected, electric roller door to front, worktop with space under for tumble dryer.





Council Tax: Council Tax: Band C - £2,400.81 (April 2026 - March 2027 financial year). **Tenure:** Freehold.

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

What3words: ///continued.cats.engages

Directions: From our office in Silver Street, proceed up the road towards holt and turn left at the roundabout onto Springfield. Take the first turning on the right and then immediately left, number 41 will be found 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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