



3 St. Aldhelm Road
Bradford on Avon, Wiltshire, BA15 1HN

Smart family-sized home, thoughtfully extended to provide a conservatory, utility and cloakroom, this property also boasts a south westerly facing garden with a versatile garden studio. Enjoying a tucked-away location in a mature residential area, conveniently situated within the catchment area for Fitzmaurice Primary School and easy access to the nearby woodland strips with a path leading into the town centre. Available with no onward chain.



Three Bedrooms
Sitting/Dining Room
Conservatory
Kitchen/Breakfast Room
Utility Room
Cloakroom
Four Piece Bathroom
Garden
Garden Studio
No Onward Chain

£335,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed windows to sides, UPVC double glazed obscure entrance door to front, radiator, stairs to the first floor.

Sitting/Dining Room 5.43m (17'10") x 3.54m (11'7")

UPVC double glazed window to front, feature fireplace, radiator, UPVC double glazed double doors to rear.

Agents Note: The wood burning stove doesn't have a HETAS installation certificate so can be removed at a buyer's request.

Conservatory 3.32m (10'11") x 2.31m (7'7")

UPVC double glazed construction with windows to rear and side, UPVC double glazed double doors to garden.

Kitchen/BreakfastRoom 4.43m (14'6") x 3.63m (11'11") max

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, composite sink, freestanding electric oven with five ring gas hob, extractor hood over, space for fridge freezer, heated towel rail, storage cupboard housing wall mounted gas combination boiler.

Utility Room 3.12m (10'3") x 2.13m (7')

Fitted with a matching range of base units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, heated towel rail, loft hatch, UPVC double glazed obscure door to side.

Cloakroom

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

FIRST FLOOR

Landing

UPVC double glazed window to rear.

Bedroom 1 3.48m (11'5") x 2.63m (8'7")

UPVC double glazed window to front, radiator, loft hatch.

Bedroom 2 2.79m (9'2") x 2.67m (8'9")

UPVC double glazed window to side.

Bedroom 3 2.66m (8'9") x 2.51m (8'3")

UPVC double glazed window to rear, radiator.

Bathroom

UPVC obscure double glazed window to side, four piece suite comprising bath, shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, shaver point, heated towel rail.

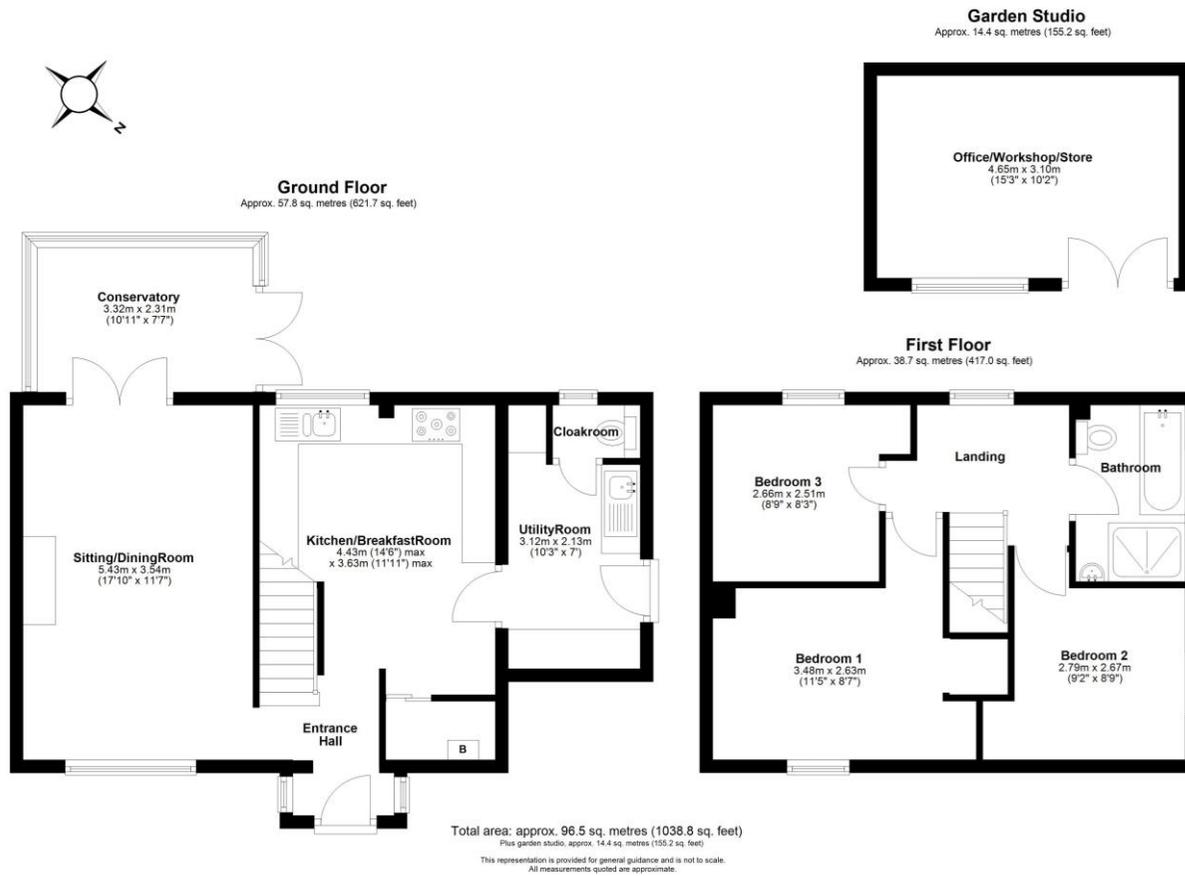
EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area, lighting, cold water tap, gated side access. Enclosed front garden with raised beds and a variety of shrubs and flowers.

Garden Studio 4.65m (15'3") x 3.10m (10'2")

Timber garden studio suitable for an office, workshop or storage.





Council Tax: Band B - £ 2,100.71 (April 2025 - March 2026 financial year)

Tenure: Freehold.

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

What3words: ///maple.tram.suffice

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. At the next mini roundabout bear left and continue onto Trowbridge Road. Proceed over the mini roundabout and take the next turning left onto Culver Road. Take the first turning right onto Southville Road and the first turning left onto St. Aldhelm Road where number 4 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		