



23 Downs Close
Bradford-On-Avon, Wiltshire, BA15 1PR


KINGSTONS

Semi detached bungalow requiring modernisation with great scope for improvement. Located within a cul-de-sac on the Bath side of Bradford, conveniently placed for St Laurence School and presenting an exceptional opportunity for those seeking a family proportioned home with potential. Available with no onward chain.



Requiring Modernisation
Great Scope For Improvement
Three Bedrooms
Sitting Dining Room
Kitchen
Shower Room
UPVC Double Glazing
Electric Heating
Garden
Garage
£300,000



ACCOMMODATION

(all dimensions being approximate)

Entrance Hall

UPVC double glazed obscure entrance door, electric storage heater.

Sitting Dining Room

7.31m (24') x 3.70m (12'2")

UPVC double glazed window to front, sliding door to garden, feature fireplace with open fire, electric storage heater.

Kitchen

2.92m (9'7") x 2.42m (7'11")

UPVC double glazed window and door to rear, fitted with a matching range of base and eye level units with worktop space over, 2+1/2 bowl stainless steel sink, plumbing for washing machine, freestanding electric oven, cupboard.

Bedroom 1

3.49m (11'5") x 3.30m (10'10")

UPVC double glazed window to front.

Bedroom 2

3.96m (13') x 3.34m (10'11")

UPVC double glazed windows to front and side.

Bedroom 3

2.73m (8'11") x 2.43m (8')

UPVC double glazed windows to rear and side.

Shower Room

UPVC obscure double glazed window to rear, fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, tiled surround, cupboard housing hot water cylinder, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with various flower beds, mature trees and shrubs, patio area, shed and greenhouse. The front garden is mainly laid to lawn with mature trees and gated access to rear garden.

Garage

Located in a nearby block.

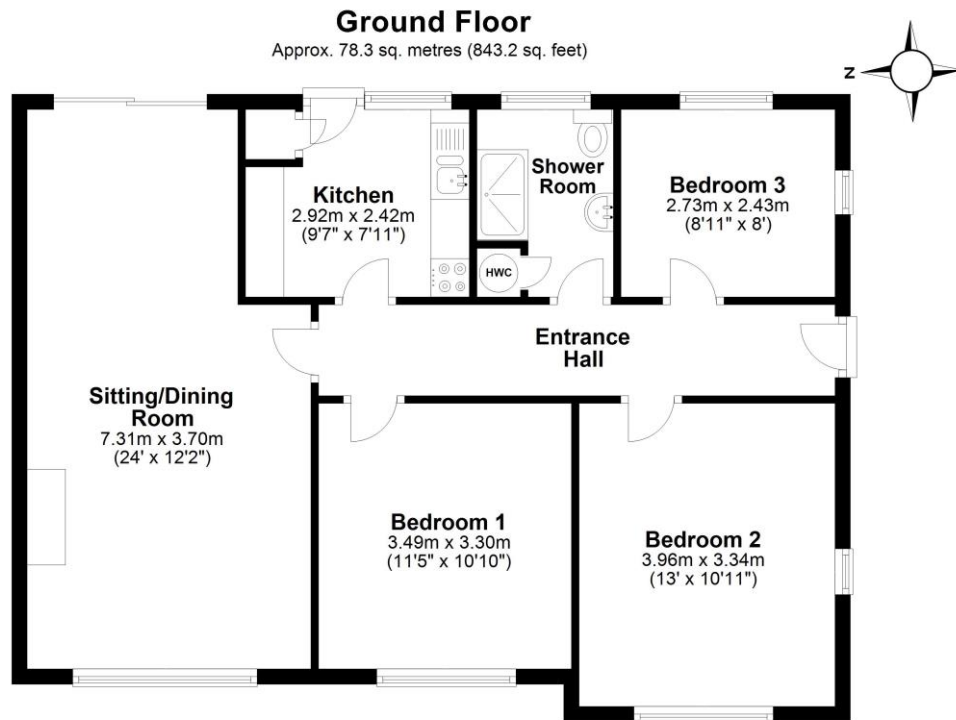
Council Tax:

Band C - £2,054.41 (April 2023 - March 2024 financial year)

Tenure:

We understand the tenure is freehold but await confirmation.





Total area: approx. 78.3 sq. metres (843.2 sq. feet)

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



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

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up Masons Lane and take the first exit at the mini roundabout onto Bath Road and again at the next onto Winsley Road. Take the fourth turning right onto Downs View and Downs Close is the first turning on the right-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		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		