



16 Southleigh
Bradford on Avon, Wiltshire, BA15 2EQ


KINGSTONS

Backing on to fields and occupying a prime position at the head of a cul-de-sac on the Frome side of Bradford, an extended chalet style home within easy reach of the Kennet & Avon Canal, Sainsburys supermarket and Fitzmaurice School. Providing a flexible arrangement of accommodation including ground floor bedroom with en-suite, this superb property presents an exceptional opportunity to either enjoy the layout and location as it is or to maximise the immense potential for further enhancement. Available with no onward chain.



Overlooking Fields
Three Bedrooms
Shower Room
Bathroom
Sitting Room
Dining Room
Kitchen
Utility Room
Garden
Garage & Driveway
£485,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Two uPVC obscure double glazed windows to front, two storage cupboards, radiator, stairs to the first floor, UPVC double glazed obscure entrance door.

Sitting Room

6.77m (22'3") x 3.44m (11'3")

UPVC double glazed window to front, feature fireplace, two radiators, uPVC double glazed sliding door to garden.

Kitchen

3.89m (12'9") x 1.98m (6'6")

UPVC double glazed window to side, obscure glazed door to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge and freezer, electric oven, four ring gas hob with pull out extractor hood over.

Dining Room

3.94m (12'11") x 2.70m (8'10")

UPVC double glazed sliding door to garden, radiator.

Hallway

UPVC double glazed window to front, radiator.

Bedroom 1

4.67m (15'4") x 4.59m (15'1")

UPVC double glazed window to front and rear, two radiators, fitted wardrobes.

Shower Room

UPVC obscure double glazed window to side, three piece suite comprising fitted shower enclosure, wash hand basin in vanity unit with tiled splashback, and close coupled WC, heated towel rail, tiled flooring, extractor fan.

Utility Room

1.78m (5'10") x 1.75m (5'9")

UPVC double glazed door and window to rear, fitted with a matching range of base and eye level units with worktop space over and sink, space for washing machine.

FIRST FLOOR

Landing

Bedroom 2

4.08m (13'5") x 3.47m (11'5")

UPVC double glazed window to side, radiator, eaves storage.

Bedroom 3

3.01m (9'11") x 2.27m (7'5")

UPVC window to side, fitted wardrobes, radiator, eaves storage.

Bathroom

2.40m (7'11") x 1.66m (5'5")

UPVC obscure double glazed window to side, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

EXTERNALLY

The gardens are mainly laid to lawn with a variety of flowers and shrubs, patio, shed, outside cold water tap and exterior light.

Garage

Window to rear, up and over door to front and driveway providing off road parking.

Council Tax:

Band D - £2,311.21 (April 2023 - March 2024 financial year)

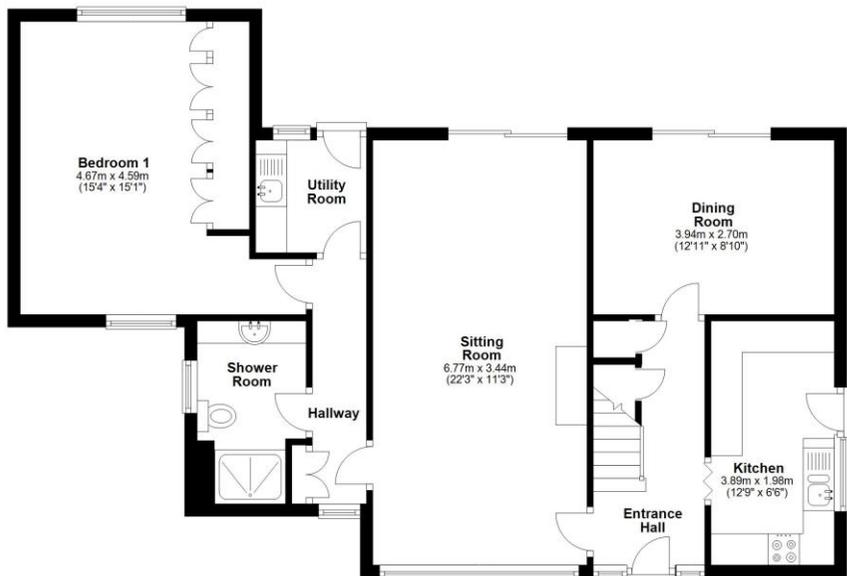
Tenure:

Freehold.

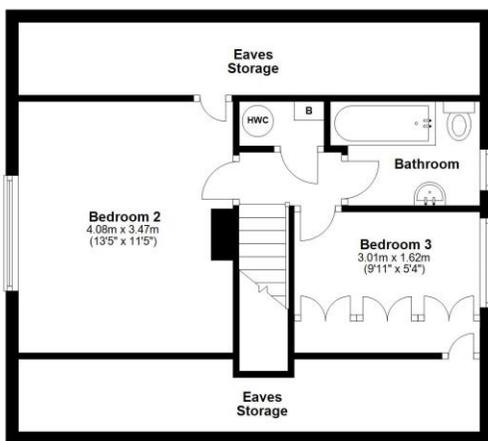
Viewing: Strictly by appointment through the agent Kingstons.



Ground Floor
Approx. 93.0 sq. metres (1001.2 sq. feet)



First Floor
Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 142.0 sq. metres (1528.1 sq. feet)
This representation is provided for general guidance and is not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Directions: From our office in Silver Street, proceed down the hill and across the town bridge. Take the second exit at the mini roundabout on to Frome Road and continue straight across the next. Turn right just after the canal bridge onto Jones Hill and take the next turning on the left onto Southleigh, continue straight where number 16 will be found at the end of the cul-de-sac 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.