



41 Southville Road
Bradford on Avon, Wiltshire, BA15 1HX


KINGSTONS

End of terrace boasting ample living space and two spacious double bedrooms, situated in a well-established residential area conveniently close to various local amenities. The residence features an enclosed rear garden and a practical utility room with a cloakroom. Offering an outstanding opportunity for first-time-buyers, downsizers, or investors, this exceptional property should not be missed.



Two Double Bedrooms
Sitting/Dining Room
Kitchen
Utility Room
Bathroom
Cloakroom
Garden
UPVC Double Glazing
Gas Central Heating

£249,950



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door, door to:

Sitting/Dining Room

7.44m (24'5") x 4.93m (16'2") max

UPVC double glazed windows to front and side, UPVC double glazed double doors to garden, two radiators, stairs to the first floor.

Kitchen

4.55m (14'11") x 2.46m (8'1")

UPVC double glazed window to side, fitted with a matching range of base units, stainless steel sink unit with mixer tap, water softener, space for fridge, freezer and slimline dishwasher, fitted electric oven and four ring electric hob, storage cupboard, serving hatch, open plan to:

Utility Room

2.12m (6'11") x 1.64m (5'5")

With worktop space, plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler, UPVC double glazed side door to garden, door to:

Cloakroom

Two piece suite comprising wash hand basin and close coupled WC, extractor fan, radiator.

FIRST FLOOR

Landing

Storage cupboard, loft hatch.

Bedroom 1

4.92m (16'2") x 2.74m (9')

UPVC double glazed windows to front and side.

Bedroom 2

4.65m (15'3") x 2.98m (9'9") max

UPVC double glazed window to rear, radiator.

Bathroom

2.50m (8'2") x 1.66m (5'5")

UPVC obscure double glazed window to rear, three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with two sheds and rear gated access.

Tenure:

Freehold.

Council Tax:

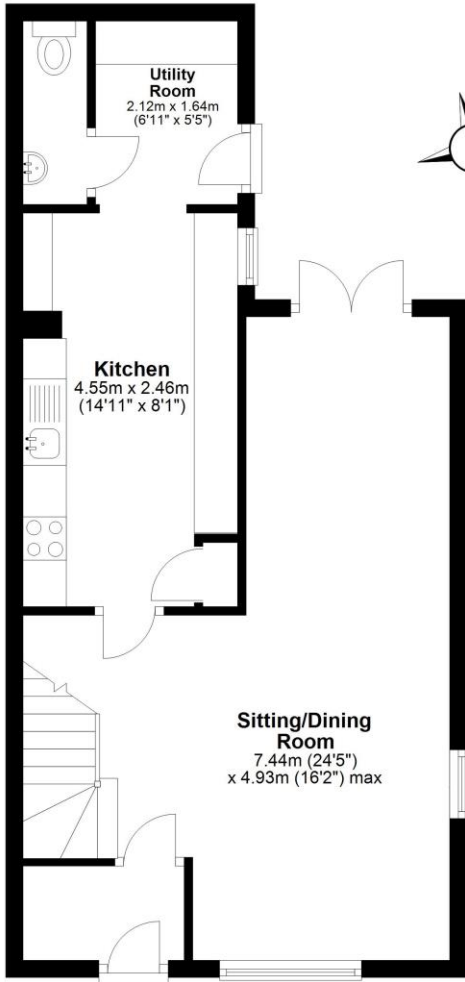
Band B - £1797.61 (April 2023 - March 2024 financial year)

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



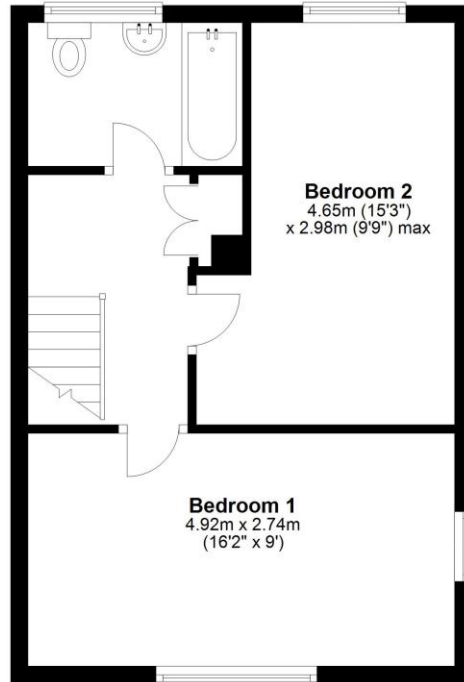
Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 82.0 sq. metres (882.7 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Bear left at the next mini roundabout and continue onto Trowbridge Road. Take the fourth turning left onto Culver Road and take the first turning right onto Southville Road. Take the first turning left onto St. Aldhelm Road and proceed to the end onto Mythern Meadow. Number 41 Southville Road will be found immediately on the right.

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.

