



14 Southleigh
Bradford on Avon, Wiltshire, BA15 2EQ


KINGSTONS

Smart semi-detached chalet-style home with stunning views. The property benefits from a lovely kitchen breakfast room with double doors leading to a meticulously landscaped garden. Additionally, it features a spacious 21-foot-long sitting dining room with open fire. Located within a peaceful cul-de-sac and well placed for countryside walks, this superb property also offers convenient access to the Kennet & Avon Canal, Sainsbury's supermarket, and Fitzmaurice School. This exceptional property presents a rare combination of desirable features - prompt and decisive viewing highly recommended.



Stunning Views
Two First Floor Bedrooms
Additional Ground Floor Bedroom
Sitting Dining Room
Kitchen Breakfast Room
Bathroom
Open Fireplace
Gas Central Heating
Garden
Garage & Driveway
£399,950



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door, radiator, stairs to first floor with storage under.

Sitting Dining Room

6.65m (21'10") x 3.47m (11'5")
UPVC double glazed sliding door to rear, UPVC double glazed window to front, feature open fireplace, two radiators.

Kitchen Breakfast Room

3.85m (12'8") x 2.71m (8'11")
UPVC double glazed door to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with swan neck mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, freestanding gas cooker with extractor hood over, radiator.

Bedroom 2/Study

3.86m (12'8") x 2.01m (6'7")
UPVC double glazed obscure door and window to side, radiator.

FIRST FLOOR

Landing

Access to loft, cupboard housing hot water cylinder.

Bedroom 1

4.65m (15'3") x 3.47m (11'5")
UPVC double glazed window to front, access to eaves storage, radiator.

Bedroom 3

3.01m (9'11") x 2.27m (7'5")
UPVC double glazed window to side, access to eaves storage, radiator.

Bathroom

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

EXTERNALLY

The front garden is mainly laid to lawn with flower and shrub borders, and driveway providing off road parking. The rear garden is also mainly laid to lawn with patio, flower and shrub borders, outside cold water tap and exterior lighting.

Garage

With power and light connected, glazed window to rear, up and over door to front.

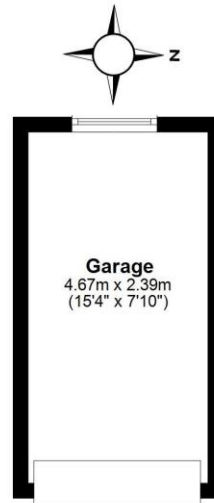
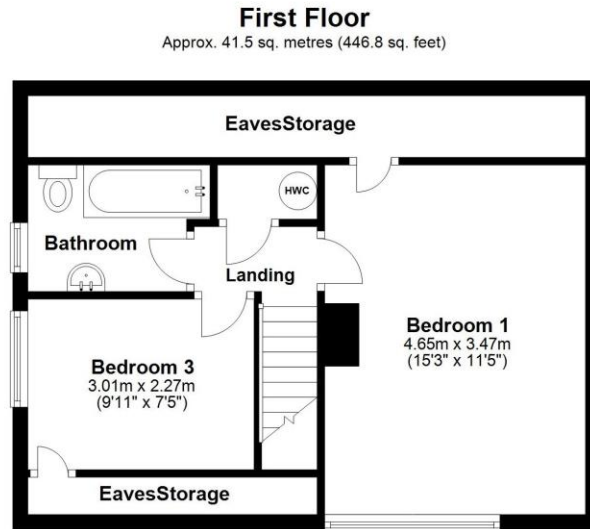
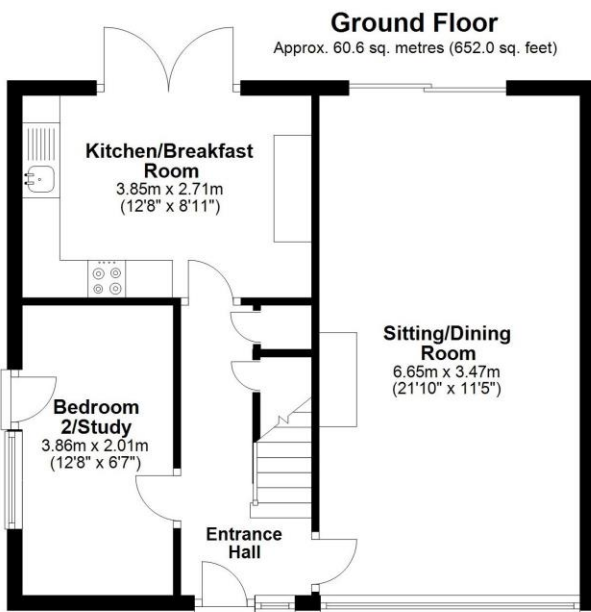
Council Tax:

Band C - £2054.41 (April 2023 - March 2024 financial year)

Tenure:

Freehold.





Total area: approx. 102.1 sq. metres (1098.9 sq. feet)

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



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

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 on where number 14 will be found 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		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		