



31 Baileys Barn  
Bradford on Avon, Wiltshire, BA15 1BW

  
**KINGTONS**

A rare opportunity to purchase a garden apartment with parking, enjoying a sought-after location in a canalside development, within walking distance of many local amenities. An ideal downsizing, second home or investment opportunity and available with no onward chain, early and decisive viewing is highly recommended.

Two Bedrooms  
Sitting/Dining Room  
Bathroom  
Garden  
Allocated Parking Space  
Gas Central Heating  
Double Glazing  
No Onward Chain

**£275,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Wooden entrance door to front, radiator.

#### Hallway

Airing cupboard with electric heater, radiator.

#### Sitting/Dining Room

6.17m (20'3") x 4.60m (15'1")

Double glazed windows to side and rear, double glazed double doors to garden.

#### Kitchen

2.86m (9'5") x 1.65m (5'5")

Double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, fitted electric oven, four ring gas hob with pull out extractor hood over, space for fridge/freezer and washing machine, gas combination boiler.

#### Bedroom 1

3.38m (11'1") x 3.06m (10') max

Double glazed window to rear, radiator.

#### Bedroom 2

3.42m (11'3") x 2.15m (7'1")

Double glazed window to rear, radiator.

#### Bathroom

Obscure double glazed window to front, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, extractor fan.

### EXTERNALLY

Enclosed garden mainly laid to patio with flower and shrub borders, raised beds laid to artificial lawn and gravel. The entrance steps lead down from the parking area which has an allocated parking space for this property.

**Council Tax:** Band C - £2,054.41  
(April 2023 - March 2024 financial year)

**Tenure:** Leasehold (999 year lease commenced in 2001)

**Ground Rent:** N/A

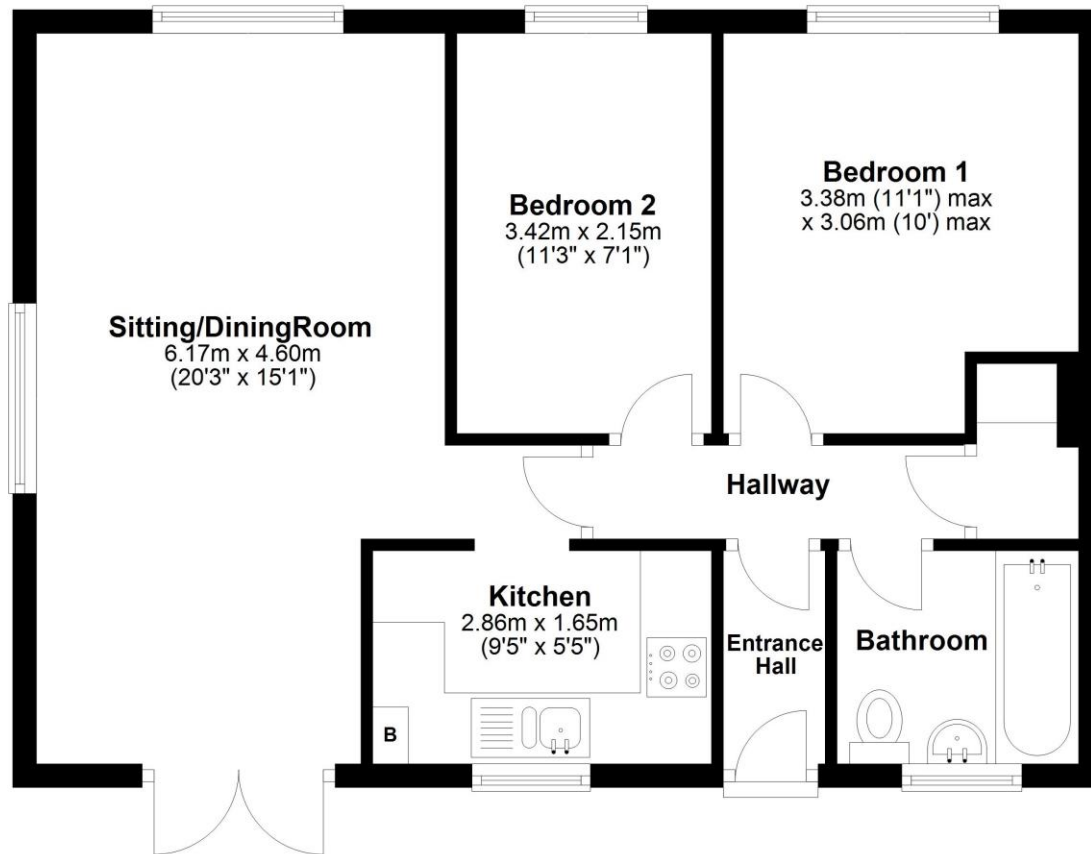
**Service Charge:** £915.44 (July 2022 - June 2023)

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

**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 take the second exit onto Frome Road. Continue over the next mini roundabout, proceed over the canal bridge and through the narrow section of road. At the next roundabout turn left onto Moulton Drive. Proceed straight over the next mini roundabout, over the canal bridge and turn immediately left onto Baileys Barn. Number 31 will be found further along on the left-hand side.



## Ground Floor



Total area: approx. 53.8 sq. metres (579.0 sq. feet)

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

**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	73   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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