



6 Junction Road
Bradford on Avon, Wiltshire, BA15 1DY


KINGSTONS

Impressive Victorian residence occupying a prime central position within a stone's throw of the town centre and a brief stroll to the train station and a multitude of amenities. Offering an abundance of light, airy and ample living space spanning three floors and successfully combining timeless period features and high ceilings with contemporary fittings. Boasting a rare, detached garage outbuilding, this superb property presents a combination of highly desirable features not to be missed.



Central Location
Period Features
Four Bedrooms
Sitting Room
Kitchen Dining Room
Study/Snug
Utility Room
Cloakroom, Bathroom & En-Suite
Garden
Double Garage
£800,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Entrance door, two obscure glazed windows to front, stairs to first floor with storage under, radiator.

Sitting Room 4.42m (14'6") x 4.26m (14')

UPVC double glazed sash bay window to front, radiator.

Snug/Study 4.35m (14'3") x 3.54m (11'7")

Two UPVC double glazed sash windows to side, built-in storage cupboard, radiator.

Kitchen Dining Room

6.12m (20'1") MAX x 4.23m (13'11") MAX

Three double glazed Velux windows, aluminium bi-fold doors to rear, fitted with a matching range of base and eye level units with worktop space over, belfast sink with swan neck mixer tap, integrated dishwasher, freestanding Smeg cooker with 6 ring gas hob and electric oven, space for fridge/freezer, tiled splashbacks, radiator, door to:

Utility Room 2.71m (8'11") x 1.71m (5'7")

Double glazed Velux window, wall mounted gas boiler serving domestic heating and hot water, space for tumble dryer, door to:

Cloakroom

Obscure double glazed Velux window, wash hand basin with cupboard under, close coupled WC, extractor fan, tiled splashback, radiator.

FIRST FLOOR

Landing

Stairs to second floor, cupboard,

Bedroom 2 4.14m (13'7") x 3.67m (12')

UPVC double glazed sash window to rear, radiator.

Bedroom 3 4.30m (14'1") x 3.87m (12'8")

UPVC double glazed bay sash window to front, feature fireplace, radiator.

Bedroom 4 3.23m (10'7") x 2.71m (8'11")

UPVC double glazed window to front, radiator.

Bathroom 3.25m (10'8") x 2.32m (7'7")

UPVC obscure double glazed sash window to rear, fitted with three-piece suite comprising freestanding bath with hand shower attachment, wash hand basin with cupboard under, and shower enclosure, tiled splashbacks, extractor fan, heated towel rail, door to:

Separate WC

UPVC obscure double-glazed window to rear, close coupled WC, storage cupboard.

SECOND FLOOR

Landing

Double glazed Velux window, door to:

Bedroom 1 4.98m (16'4") x 4.65m (15'3")

Three double glazed Velux windows, radiator, built-in wardrobe, eaves storage, door to:

En-suite

Double glazed Velux window, fitted with three-piece suite comprising wash hand basin with cupboard under, shower enclosure, and close coupled WC, tiled splashbacks, extractor fan, shaver point, heated towel rail.

EXTERNALLY

The enclosed rear courtyard garden is mainly laid to patio with outside cold water tap and rear gate. The driveway, over which neighbours enjoy a right of way, leads up to the garage.

Garage

Up and over door to front.

Council Tax:

Band E - £2,824.81

(April 2023 - March 2024 financial year)

Tenure:

Freehold.





Ground Floor
Approx. 83.3 sq. metres (897.1 sq. feet)

First Floor
Approx. 62.3 sq. metres (670.6 sq. feet)

Second Floor
Approx. 48.6 sq. metres (523.1 sq. feet)

Total area: approx. 194.2 sq. metres (2090.7 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, straight over mini roundabout and over the town bridge onto St. Margarets Street. Take the second exit at the roundabout onto Frome Road. Turn left at the mini roundabout onto Junction Road where number 6 will be found immediately 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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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