



20 Upper Regents Park
Bradford on Avon, Wiltshire, BA15 1EB


KINGSTONS

Smart end of terrace backing on to woodland and conveniently located for central amenities including train station, swimming pool and library. The light and airy accommodation is arranged over two floors and comprises porch, sitting room, kitchen/dining room, two double bedrooms and bathroom. Presenting an exceptional downsizing, first time purchase or buy-to-let opportunity not to be missed.



Central Location
Backing On To Woodland
Two Double Bedrooms
Sitting Room
Kitchen Dining Room
Bathroom
Garden
Gas Central Heating
Double Glazing

£299,995



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Sitting Room

4.92m (16'2") x 3.95m (13')

UPVC double glazed window to front, two radiators, stairs to the first floor.

Kitchen/Dining Room

3.95m (13') x 3.00m (9'10")

UPVC double glazed window to side and rear, UPVC double glazed door to garden, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with swan neck mixer tap, integrated dishwasher and washing machine, fitted electric oven and four ring gas hob with extractor hood over, radiator.

Landing

Window to side, radiator, access to loft.

Bedroom 1

4.08m (13'5") x 3.00m (9'10")

UPVC double glazed window to front, two storage cupboards, radiator.

Bedroom 2

3.96m (13') x 3.07m (10'1")

Two uPVC double glazed windows to rear, radiator.

Bathroom

2.02m (6'8") x 1.81m (5'11")

Fitted with three piece suite comprising bath with shower over, 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 flower and shrub borders, patio area and gated side access.

Council Tax: Band C - £ 2054.41.

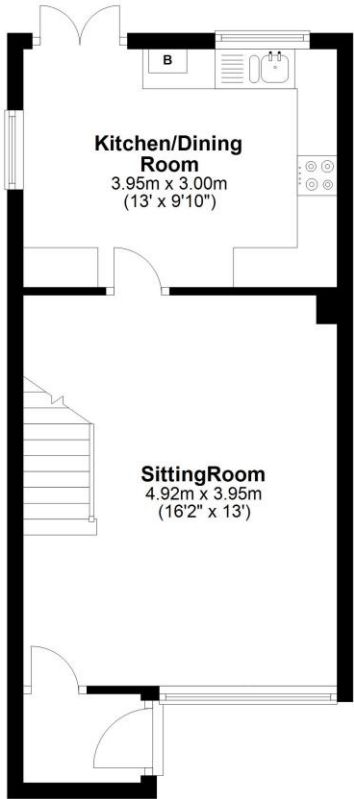
(April 2021 - March 2022 financial year)

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



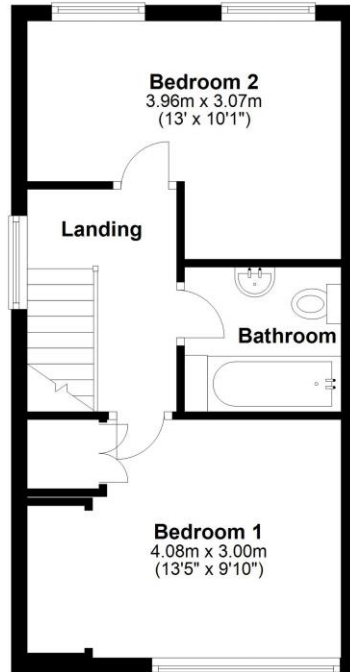
Ground Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 sq. feet)

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



Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and across the town bridge onto St. Margarets Street. Take the first exit at the roundabout, continue onto Trowbridge Road and take the next turning left onto Regents Place. Proceed up the hill into Upper Regents Park and bear right where number 20 will be found on the left-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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		