



10 Broomground  
Winsley, Bradford on Avon, Wiltshire, BA15 2JT

  
**KINGSTONS**



Smart, generously proportioned semi-detached residence well located on a choice level plot within the highly desirable Tynning estate. Conveniently within walking distance of village amenities, including a primary school, health centre, public house, and farm shop. While the property requires some updating, it offers significant potential for enhancement and is available with no onward chain.



Four Bedrooms  
Sitting Room  
Dining Room  
Kitchen  
Utility & Cloakroom  
En-Suite Shower  
Bathroom  
Garage & Driveway  
Garden  
No Onward Chain  
**£469,950**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed entrance door, obscure glazed internal window to side, radiator, stairs to the first floor.

#### Sitting Room 4.64m (15'3") x 3.95m (13')

UPVC double glazed window to front elevation, radiator.

#### Agents Note:

The gas fire is disconnected and not useable.

#### Dining Room 3.76m (12'4") x 2.73m (9')

Radiator, uPVC double glazed sliding door to garden, door to:

#### Kitchen 3.34m (10'11") x 3.03m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, gas point for cooker, extractor hood, uPVC double glazed window to rear, Storage cupboard, radiator, double door, door to:

#### Utility Room 4.89m (16'1") max x 2.46m (8'1")

UPVC double glazed window to rear, UPVC double glazed door to garden, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, slimline dishwasher, washing machine and tumble dryer, radiator.

#### Cloakroom

UPVC obscure double-glazed window to side, wash hand basin, close coupled WC, extractor fan, heated towel rail.

### FIRST FLOOR

#### Landing

Loft hatch, airing cupboard.

#### Bedroom 1 4.20m (13'9") max x 3.32m (10'11")

UPVC double glazed window to front, fitted wardrobes and chest of drawers, built in wardrobe, radiator.

#### Bedroom 2 3.98m (13'1") max x 3.20m (10'6")

UPVC double glazed window to rear, built in wardrobe, radiator.

#### Bedroom 3 4.07m (13'4") x 2.45m (8')

UPVC double glazed windows to side and rear, radiator.

#### En-suite Shower Room

Skylight to front, three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin and close coupled WC, extractor fan, tiled splashback, radiator.

#### Bedroom 4 2.47m (8'1") x 2.41m (7'11")

UPVC double glazed window to front, radiator, storage cupboard.

#### Bathroom

Two UPVC obscure double-glazed windows to rear, three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, radiator.

### EXTERNALLY

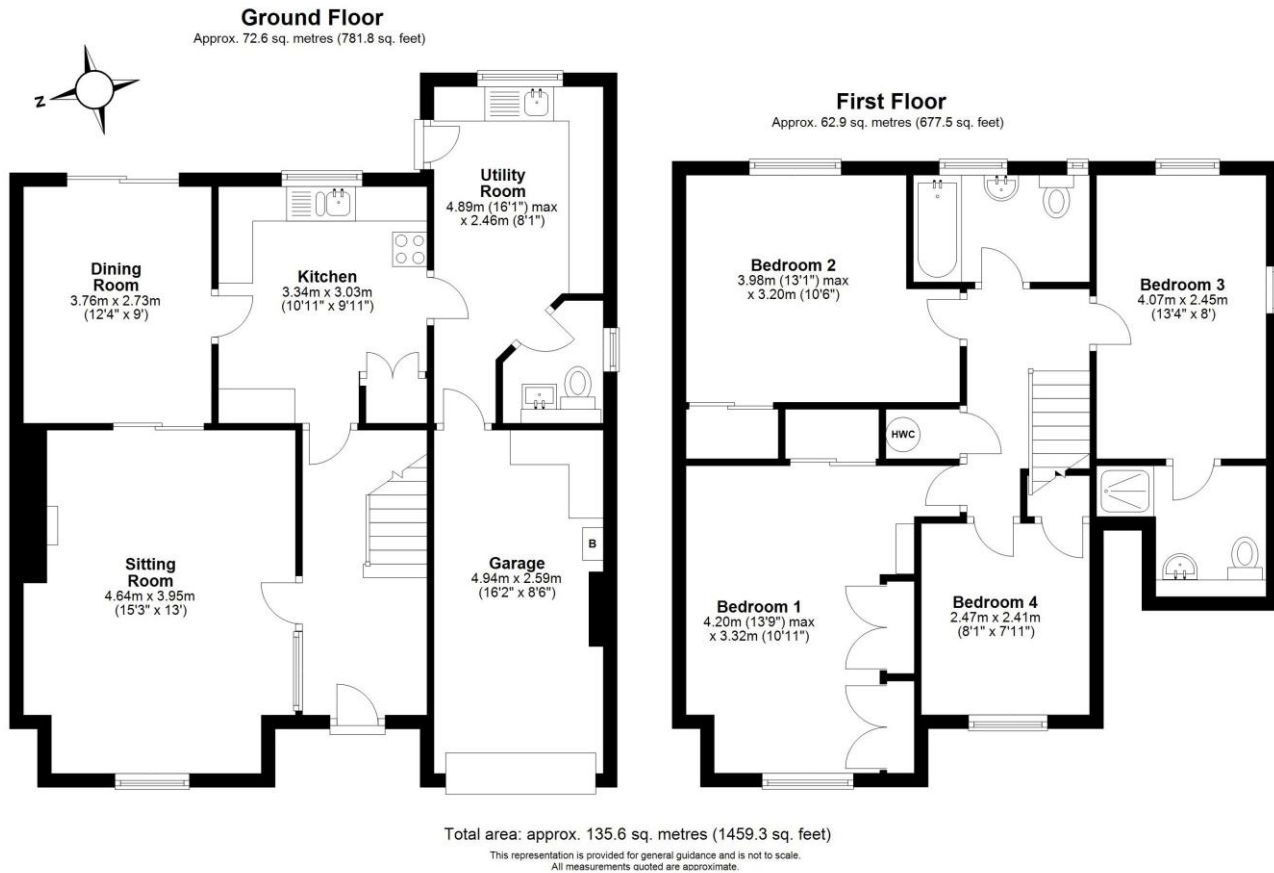
The enclosed rear garden is mainly laid to lawn with flower and shrub borders, patio, outside cold water tap, shed and side pedestrian access.

#### Garage

With power and light, wall mounted gas boiler, electric roller door and fitted base and eye level cupboards.







**Council Tax:** Band D - £2,090.72 (April 2023 - March 2024 financial year)

**Tenure:** Freehold

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

**Directions:** Leave Bradford on Avon via the B3108 Winsley Road. Upon reaching Winsley, take the first exit at the mini roundabout onto Bradford Road and take the second turning right onto Tynning Road. Turn left at the T junction and immediately right onto Broomground where number 10 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.

