



51 Benjamin Street
Bradford on Avon, Wiltshire, BA15 1FW



Smart modern two-storey terraced home providing well-proportioned, light and airy accommodation throughout, including a lovely kitchen/dining room with doors opening onto the southerly-facing garden, as well as a useful garage and parking space. Constructed in 2019 by CG Fry and situated on the desirable Kingston Farm development, conveniently located within walking distance of the town centre, train station, and many other local amenities.



- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- En-Suite Shower Room
- Bathroom
- Southerly Aspect Garden
- Garage
- Allocated Parking Space

£475,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

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

Sitting Room

4.77m (15'8") x 3.63m (11'11")

UPVC double glazed sash window to front, feature fireplace with gas fire, radiator.

Kitchen/Dining Room

5.93m (19'5") x 3.54m (11'7")

UPVC double glazed window to rear, UPVC double glazed double doors 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 fridge/freezer, dishwasher and washing machine, fitted electric oven, five ring gas hob with extractor hood over, radiator, cupboard housing gas combination boiler.

Cloakroom

Pedestal wash hand basin, close coupled WC, extractor fan, tiled splashbacks and floor, radiator.

FIRST FLOOR

Landing

Two built-in storage cupboards, radiator, loft hatch.

Bedroom 1 3.58m (11'9") x 3.29m (10'10")

UPVC double glazed sash window to front, radiator.

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin and close coupled WC, extractor fan, tiled splashbacks, heated towel rail.

Bedroom 2

3.12m (10'3") x 2.93m (9'7")

UPVC double glazed window to rear, radiator.

Bedroom 3

3.12m (10'3") x 2.90m (9'6")

UPVC double glazed window to rear, radiator.

Bathroom

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

EXTERNALLY

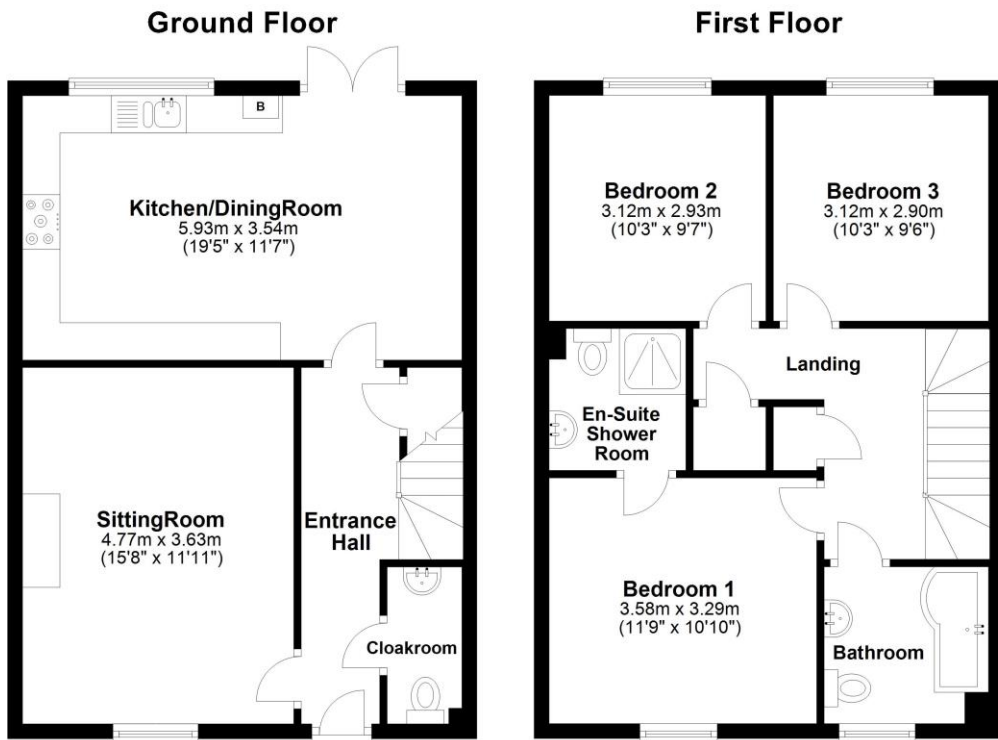
Enclosed rear garden mainly laid to lawn with patio area, lighting, cold water tap, gated rear access to allocated parking space.

Garage

5.86m (19' 3") x 3.09m (10' 2")

Single garage in block of three below a coach house, power and light connected, up and over door to front.





Total area: approx. 100.0 sq. metres (1076.9 sq. feet)

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



Council Tax: Band D - £2,435.11 (April 2024 - March 2025 financial year)

Tenure: The house is freehold. The garage is leasehold (250 year lease commenced 2017).

Estate Charge: £246.67 Per Annum (2024)

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

Directions: From our office in Silver Street, proceed up the hill, continue onto Holt Road and turn right at the roundabout onto Benjamin Street. Proceed to the end of the road and turn left, turn left again where number 51 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		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		