



9 St. Katherines Quay
Bradford on Avon, Wiltshire, BA15 1LG


KINGSTONS

Smart, rare and highly desirable canal side home enjoying a beautifully landscaped garden and particularly large garage. Providing well balanced accommodation arranged over three floors and featuring wonderful open plan living space, cleverly designed to capture light and maximise the view. Conveniently located within walking distance of the train station, town centre and many other local amenities, this superb property is unmissable.



Two Double Bedrooms
Open Plan Living Space
Bathroom
Garden
Large Garage
Gas Central Heating
Double Glazing

£415,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Double glazed entrance door to front, stairs to the first floor.

Garage 8.11m (26' 7") x 3.05m (10')

Integral garage with power and light connected, up and over door to front, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine. space for freezer, water softener, two built-in storage cupboards.

FIRST FLOOR

Open Plan Living Space

8.05m (26' 5") x 4.05m (13' 3")

Double glazed windows to front and rear, double glazed double doors to balcony, radiator, stairs to the second floor, kitchen area fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge and slimline dishwasher, fitted eye level electric oven and microwave, four ring gas hob with pull out extractor hood over.

SECOND FLOOR

Landing

Built-in storage cupboard.

Bedroom 1 4.05m (13' 3") x 3.25m (10' 8")

Double glazed window to rear, radiator.

Bedroom 2 3.02m (9' 11") x 2.64m (8' 8")

Double glazed window to front, radiator, two built in storage cupboards.

Bathroom

Three piece suite comprising bath with fitted shower over and hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, radiator

EXTERNALLY

The enclosed rear garden is mainly laid to gravel with flower and shrub borders, patio area, lighting, gated rear access.

Parking

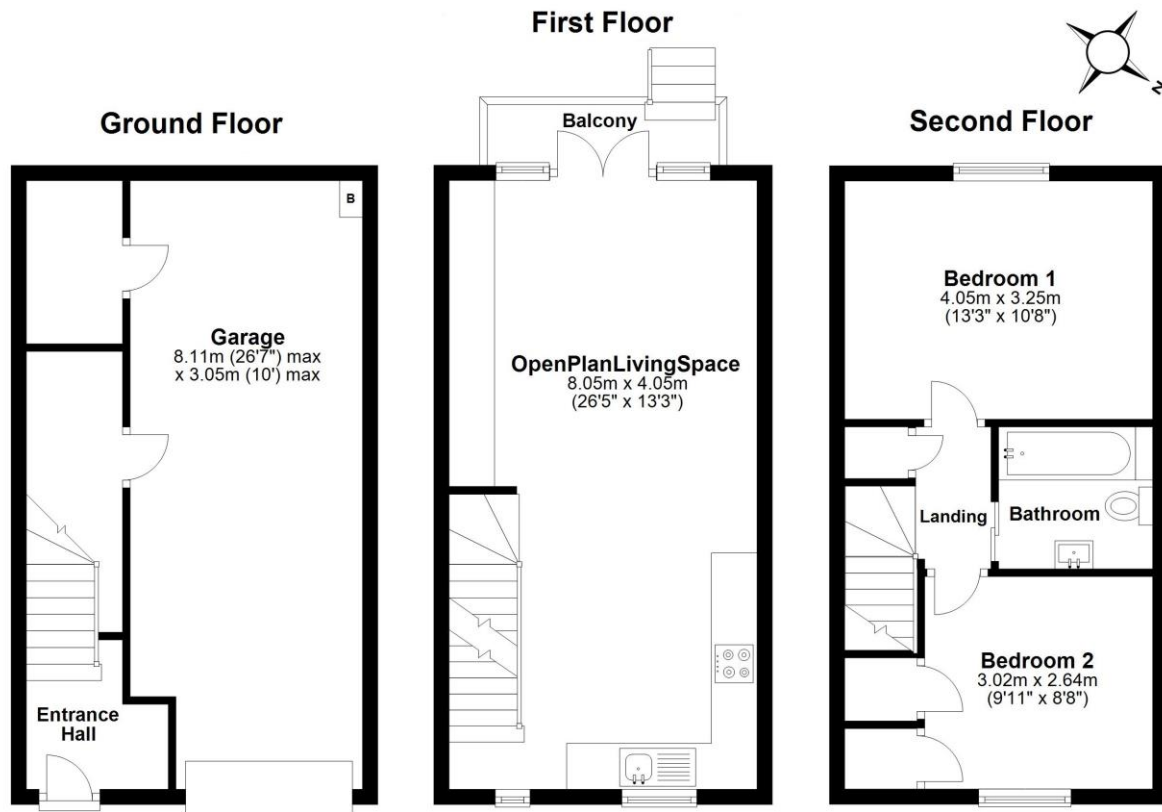
To the front of the property is a parking area with allocated spaces. Although the parking space for number 9 isn't included on the title, the current owner and previous owners have had use of this space.

Tenure: Leasehold. The freehold is also owned and included in the sale.

Service Charge: £150 Per Annum (approximately)

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





Total area: approx. 100.8 sq. metres (1084.8 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 the mini roundabout and across the town bridge onto St. Margarets Street. Take the second exit at the next mini roundabout onto Frome Road. Proceed over the next mini roundabout and take the next turning left onto Kennet Gardens. Turn immediately right onto St Katherines Quay where number 9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		