



34 Christchurch Road  
Bradford on Avon, Wiltshire, BA15 1TB

  
**KINGSTONS**

Semi detached family friendly home situated on the sought after Berryfield estate, a stones throw from Christchurch Primary and well placed for St Laurence Comprehensive school. Requiring some updating but offering tremendous scope for improvement, with garage, driveway and southerly facing rear garden, this superb property is also available with no onward chain.

Three Bedrooms  
Sitting Room  
Dining Room  
Kitchen  
Bathroom  
Cloakroom  
Garden  
Garage  
Driveway  
No Onward Chain  
**£330,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC obscure double glazed door and window to front, radiator, stairs to first floor.

#### Sitting Room 4.10m (13'5") x 3.85m (12'8")

UPVC double glazed window to front, feature fireplace, radiator, folding door to:

#### Dining Room 3.22m (10'7") x 2.64m (8'8")

UPVC double glazed door and windows to rear, radiator.

#### Kitchen 3.37m (11'1") x 2.61m (8'7")

UPVC double glazed door and window to rear, fitted with a matching range of base and eye level units, 1+1/2 bowl composite sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring electric hob with extractor hood over, radiator.

### FIRST FLOOR

#### Landing 2.72m (8'11") x 2.54m (8'4")

Access to loft, cupboard housing gas boiler serving heating system and domestic hot water.

#### Bedroom 1 4.15m (13'7") max x 3.60m (11'10")

UPVC double glazed window to front, radiator, cupboard.

#### Bedroom 2 3.43m (11'3") max x 2.87m (9'5")

UPVC double glazed window to rear, radiator, cupboard.

#### Bedroom 3 2.53m (8'4") max x 2.40m (7'11")

UPVC double glazed window to front, radiator.

#### Bathroom 1.85m (6'1") x 1.78m (5'10")

UPVC obscure double glazed window to rear, bath, pedestal wash hand basin, tiled splashbacks, radiator.

#### Cloakroom 1.85m (6'1") x 0.92m (3') max

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

### EXTERNALLY

The rear garden is mainly laid to lawn with patio area, mature shrubs and flowers, and gated side access. The front garden is mainly laid to lawn with shrub and tree borders, and driveway providing off road parking.

### Outside Store

#### Garage

Single garage, up and over door to front, glazed window to rear, cold water tap.

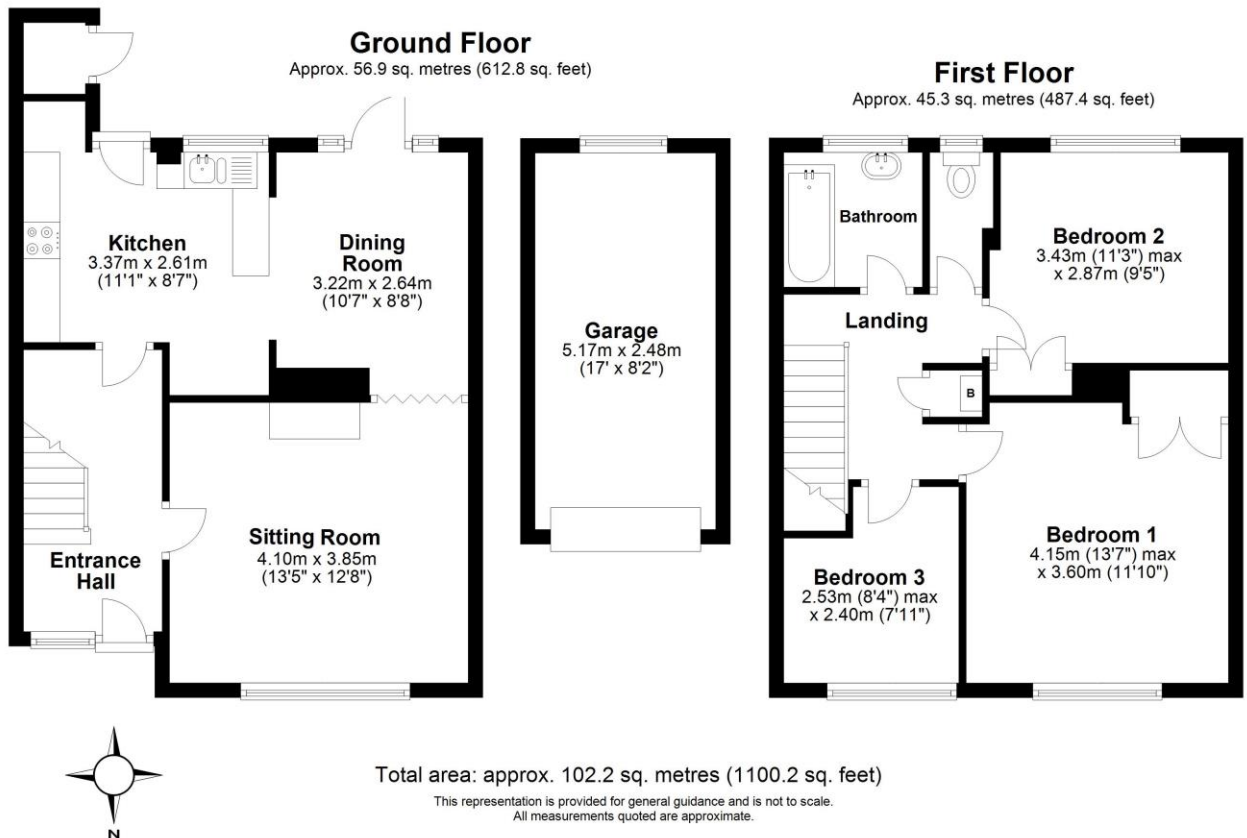
#### Council Tax:

Band C - £2,164.54 (April 2024 - March 2025 financial year)

#### Tenure:

Freehold.





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

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Proceed up the hill onto Masons Lane and take the first exit at the roundabout. Take the second exit at the next onto Bath Road and take the first turning right onto Berryfield Road. Follow the road around to the left and take the right hand turn onto Christchurch Road where number 34 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		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		