



17 Ashley Road
Bradford on Avon, Wiltshire, BA15 1RW


KINGSTONS

Charming detached bungalow boasting spacious living area, double garage and driveway. Ideally situated on the Bath side of Bradford overlooking picturesque fields and conveniently placed for local amenities such as the Wiltshire Music Centre, Co-Op supermarket, public house and scenic countryside trails. Offering ample potential for enhancement and featuring a manageable, low-maintenance garden, this outstanding property is an ideal choice for downsizers or frequent travellers seeking a hassle-free "lock up and leave" lifestyle.



Detached Bungalow
Three Bedrooms
21ft Sitting/Dining Room
Kitchen
Bathroom
Double Garage
Driveway
Double Glazing
Gas Central Heating
Small Low Maintenance Garden
£425,000



ACCOMMODATION
(all dimensions approximate)

GROUND FLOOR

Porch

Glazed obscure entrance door to front.

Entrance Hall

Cupboard housing hot water cylinder, radiator, loft hatch.

Sitting/Dining Room 6.40m (21') max x 5.93m (19'5") max

UPVC double glazed sliding door to garden, UPVC double glazed window to rear, UPVC double glazed bay window to side, feature electric fire, two radiators.

Kitchen 4.80m (15'9") x 2.97m (9'9")

UPVC double glazed obscure door to rear, UPVC double glazed window to rear and side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, gas boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven, four ring gas hob, radiator.

Bedroom 1 4.48m (14'8") x 3.00m (9'10")
UPVC double glazed window to front, built in wardrobe, radiator.

Bedroom 2 4.17m (13'8") x 2.88m (9'5")
UPVC double glazed window to front, radiator.

Bedroom 3 3.84m (12'7") x 1.96m (6'5")
UPVC double glazed window to front, radiator.

Bathroom

Two UPVC obscure glazed windows to side, fitted with four piece suite comprising bath with shower over, pedestal wash hand basin, shower enclosure, close coupled WC, tiled splashbacks, extractor fan, shaver point and light, radiator.

EXTERNALLY

The small rear garden is laid to patio with mature shrubs and hedges, exterior lighting, cold water tap and driveway providing off road parking. The walled front garden is mainly laid to gravel with patio area, mature shrubs and hedges, and gated side access.

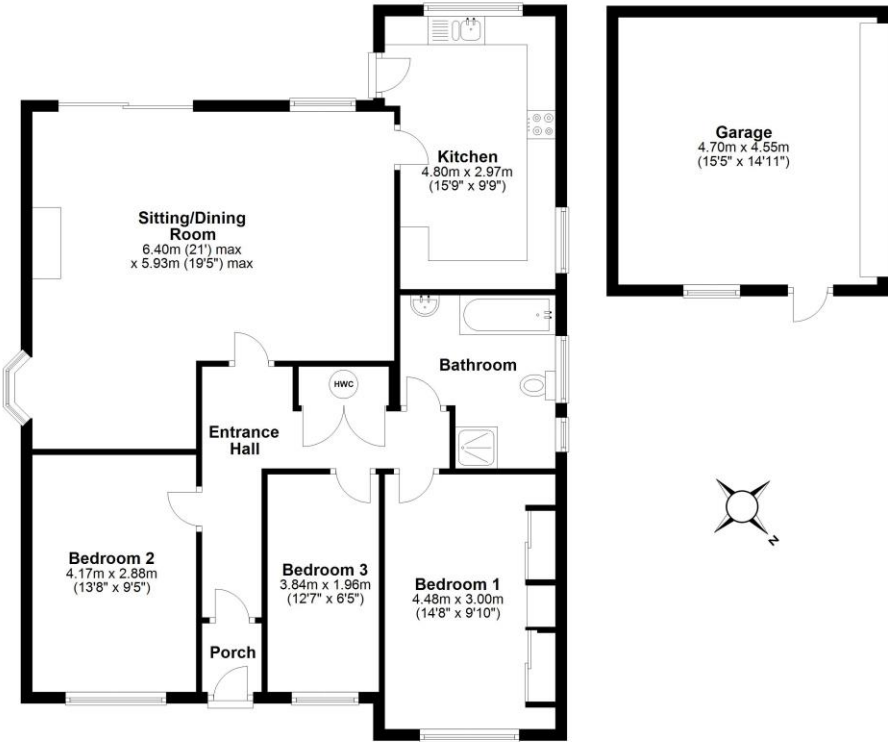
Garage

Detached double garage with glazed side personal door, obscure glazed window to side, up and over door to front, power and light connected.



Ground Floor

Approx. 121.1 sq. metres (1303.7 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 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:** 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 mini roundabout onto Market Street. Proceed up the hill onto Masons Lane and at the top of the hill, take the first exit at the roundabout onto Bath Road. Proceed straight over the next mini roundabout and turn left onto Ashley Road. Number 17 will be found further along 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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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