



146  
Bath Road

147

146 Bath Road  
Bradford on Avon, Wiltshire, BA15 1SS



KINGSTONS

Enhanced by its 1930's charm, this extended detached home offers expansive ground floor living space and a sizeable rear garden. Conveniently situated on the Bath side of town, it provides easy access to St Laurence and Christchurch schools. Complete with garage, driveway and abundant potential, this delightful property is a rare gem in the Bradford market, and not to be missed.



Three Bedrooms  
Sitting Room  
Lounge & Dining Room  
Kitchen/Breakfast Room  
Utility Area  
Shower Room  
Bathroom  
Generous Gardens  
Garage & Driveway  
Gas Central Heating

**£565,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Radiator, stairs to the first floor with cupboard under.

#### Sitting Room 3.77m (12'4") x 3.74m (12'3")

UPVC double glazed bow window to front, feature coal effect gas fireplace, two radiators.

#### Lounge/Dining Room

24' 1" x 12' 3" (7.33m x 3.73m) max

UPVC double glazed window to rear, feature fireplace, storage cupboard, radiators, PVCu double glazed door to garden.

#### Kitchen/Breakfast Room

4.98m (16'4") x 3.46m (11'4")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl ceramic sink unit with mixer tap, tiled splashbacks, space for fridge, radiator, PVCu double glazed door to garden, door to:

#### Utility Area 2.92m (9'7") x 2.18m (7'2")

Space for freezer and tumble drier, radiator.

#### Shower Room

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, radiator.

#### Garage 4.27m (14'1") x 2.47m (8'1")

Power and light connected, wall mounted gas boiler serving heating system and domestic hot water, up and over door to front.

### FIRST FLOOR

#### Landing

Loft hatch.

#### Bedroom 1 3.77m (12'4") x 3.73m (12'3")

UPVC double glazed bow window to front, radiator.

#### Bedroom 2 3.80m (12'6") x 2.75m (9') max

UPVC double glazed window to rear, radiator.

#### Bedroom 3 2.92m (9'7") x 1.95m (6'5")

UPVC double glazed window to rear, radiator.

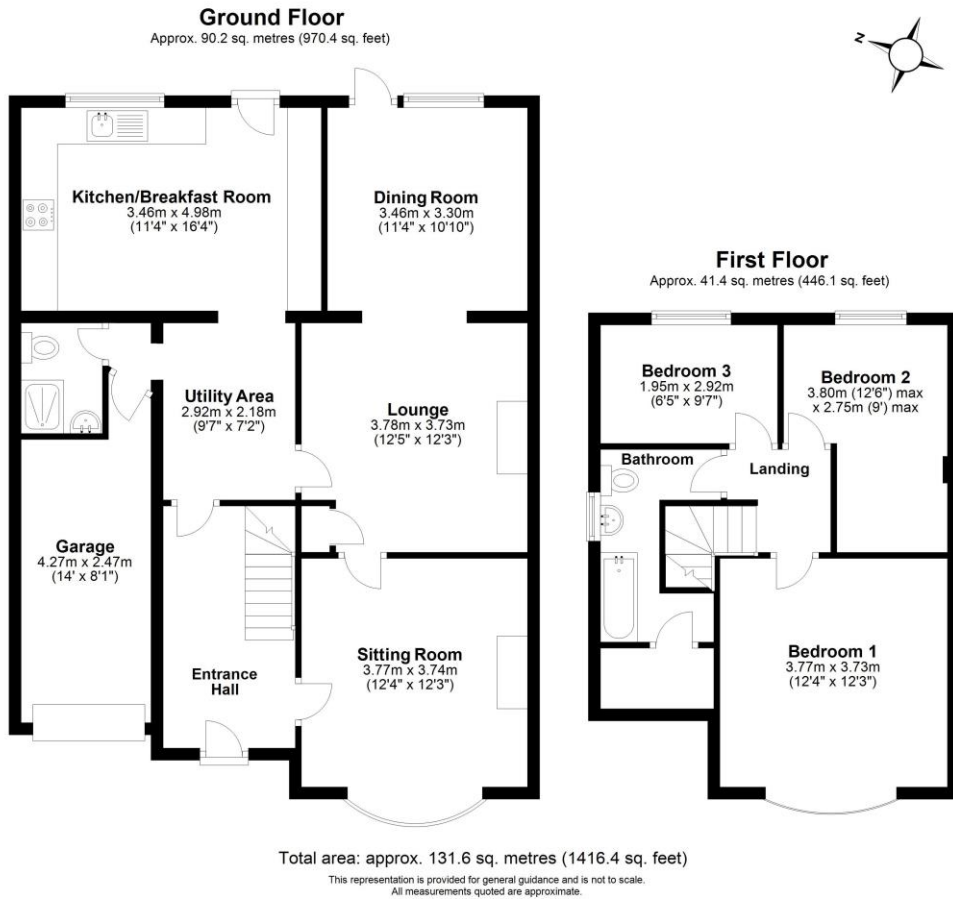
#### Bathroom

Obscure double glazed window to side, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, storage cupboard housing hot water cylinder.

### EXTERNALLY

Measuring over 140ft in length, the enclosed rear garden is mainly laid to lawn with a variety of mixed plants, shrubs, fruit trees including cooking/eating apples, raised patio, timber shed and side pedestrian access. The front garden is also laid to lawn with flower and shrub borders, and driveway leading to the garage providing off road parking.





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

**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 Masons Lane and take the first exit at the roundabout onto Bath Road. Proceed straight across the next and number 146 will be found further along Bath Road 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		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		