



12 Downavon  
Bradford on Avon, Wiltshire, BA15 1JH



Smart, family proportioned semi nestled within an established residential neighbourhood conveniently placed for Fitzmaurice Primary School and central amenities including shops, restaurants, cafes, train station, swimming pool and library. Available with no onward chain and presenting an exceptional first time, buy-to-let or downsizing opportunity not to be missed.

Three Bedrooms  
Sitting/Dining Room  
Kitchen  
Cloakroom  
Bathroom  
Garden  
Gas Central Heating  
Double Glazing  
No Onward Chain

£290,000



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

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

#### Cloakroom 1.37m (4'6") x 1.35m (4'5")

UPVC obscure double glazed window to rear, close coupled WC, wash hand basin, heated towel rail.

#### Sitting/Dining Room

6.84m (22'5") max x 4.07m (13'4") max  
Two UPVC double glazed windows to front, two radiators.

#### Kitchen

5.37m (17'7") max x 2.27m (7'5") max  
UPVC double glazed window and sliding door to rear, 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, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, radiator.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, access to loft hatch.

#### Bedroom 1 4.05m (13'3") x 3.68m (12'1")

UPVC double glazed window to front, radiator.

#### Bedroom 2 3.06m (10') x 3.04m (10')

UPVC double glazed window to front, radiator.

#### Bedroom 3 3.22m (10'7") x 2.27m (7'5")

UPVC double glazed window to rear, radiator.

#### Bathroom 3.46m (11'4") x 1.35m (4'5")

UPVC obscure double glazed window to side, fitted with three piece suite comprising corner bath with shower over, pedestal wash hand basin, close coupled WC, tiled splashbacks, heated towel rail.

### EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area, cold water tap, gated side access.  
Enclosed front garden mainly laid to lawn.

#### Council Tax:

Band B - £1,797.61 (April 2023 - March 2024 financial year)

#### Tenure:

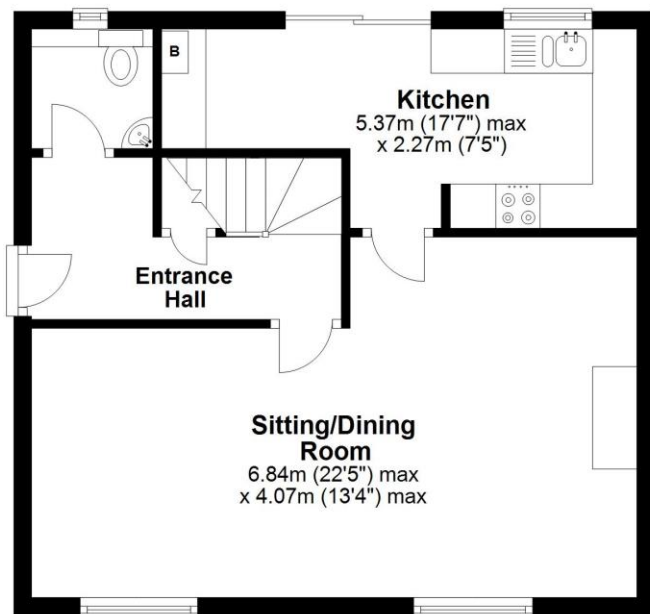
Freehold





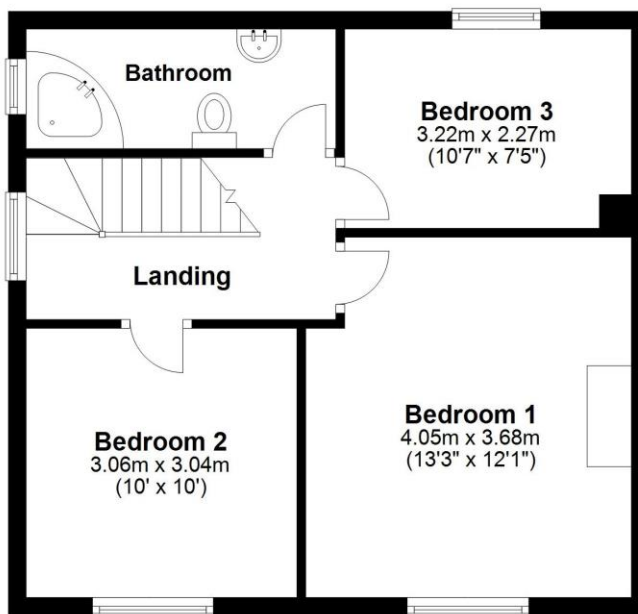
## Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 87.8 sq. metres (945.4 sq. feet)

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



**Directions:** From our office in Silver Street, proceed down the hill and across the town bridge. Take the second exit at the mini roundabout onto Frome Road and the first exit at the next onto Junction Road. Turn right at the T junction onto Trowbridge Road and turn left onto St Laurence Road, just before the next mini roundabout. Take the first turning left onto Downavon where number 12 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             | 72 C    | 86 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |