



16 Budbury Close
Bradford on Avon, Wiltshire, BA15 1QG


KINGSTONS

A rare opportunity to purchase an individual detached bungalow, enjoying a tucked-away position on the Bath side of the town. Requiring some modernisation but available with no onward chain, this property is likely to receive a high level of interest so early viewing is strongly advised.



Two Double Bedrooms
Sitting Room
Dining Area
Kitchen
Shower Room
Garden
Garage
Driveway
No Onward Chain

£395,000



ACCOMMODATION all dimensions being approximate)

Entrance Hall

UPVC double glazed obscure entrance door to front.

Sitting Room 4.97m (16'4") x 4.24m (13'11") max

UPVC double glazed window to front, two radiators, open to:

Dining Area 2.59m (8'6") x 2.39m (7'10")

UPVC double sliding door to garden, radiator.

Kitchen 3.10m (10'2") x 2.45m (8')

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 sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer, slimline dishwasher and washing machine, built-in eye level electric oven, electric hob with extractor hood over, built-in microwave, built-in storage cupboard, UPVC double glazed door to garden.

Hall

Built-in airing cupboard housing hot water cylinder, radiator.

Bedroom 1 3.99m (13'1") x 2.78m (9'1")

UPVC double glazed window to rear, two storage cupboards, radiator, double door, sliding door to storage cupboard.

Bedroom 2 3.82m (12'6") x 2.91m (9'6")

UPVC double glazed window to front, double door to storage cupboard.

Shower Room

Three piece suite with tiled shower enclosure, wash hand basin with cupboard under and tiled surround and close coupled WC, uPVC obscure double glazed window to side, heated towel rail.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of mature shrubs and trees, patio area, gated side access.

Garage 6.79m (22' 3") x 2.69m (8' 10") max

With personnel door, power and light connected, Up and over door to front, personnel UPVC obscure double glazed doors to rear garden and side path, power and light connected, cold water tap.

Store

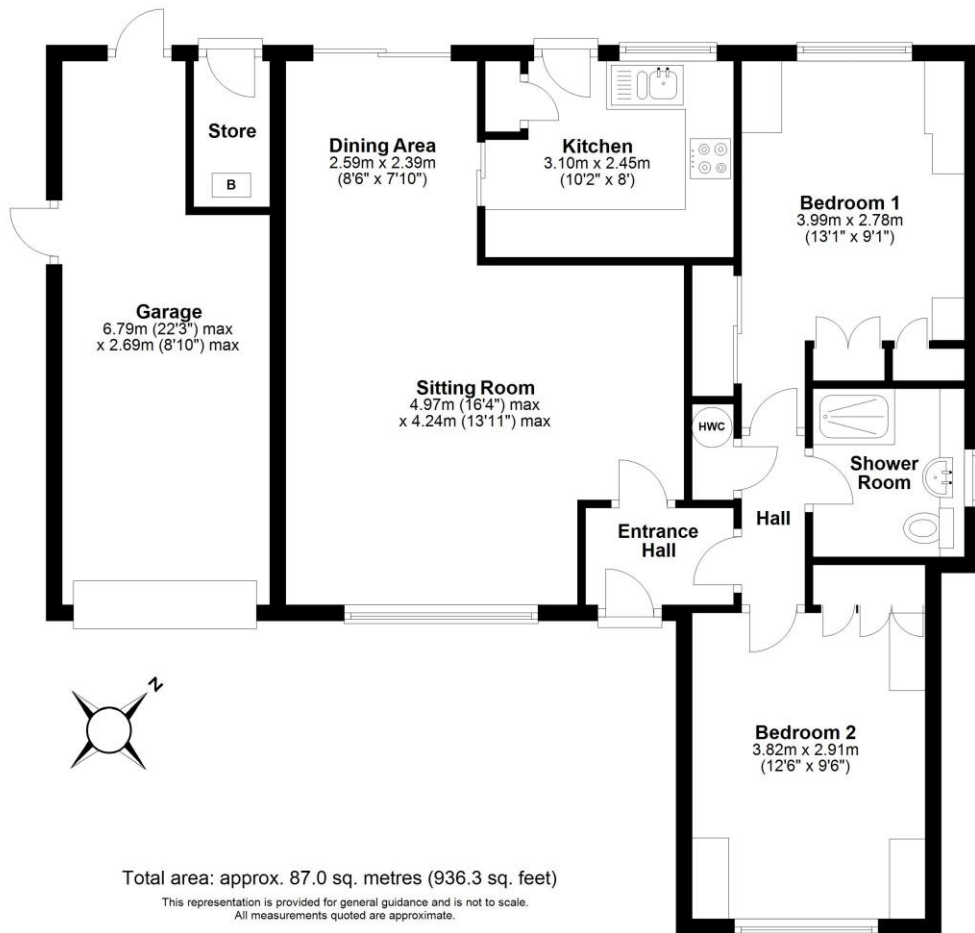
Gas boiler.

Tenure: Freehold.

Council Tax: Band E - £2,824.81 (April 2023 - March 2024 financial year)

Viewing: Strictly by appointment through the Agent Kingstons.





Total area: approx. 87.0 sq. metres (936.3 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 turn right at the mini roundabout onto Market Street. Proceed up the hill, bear right onto Masons Lane and at the top, take the first exit at the mini roundabout onto Bath Road. Turn left at the next mini roundabout onto Winsley Road. Proceed along this road and take the third turning left onto Budbury Place and the second turning right onto Budbury Close. Follow the road around where number 16 will be found further along 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		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		