



6 Culver Road  
Bradford on Avon, Wiltshire, BA15 1HY

  
**KINGSTONS**



Beautifully presented family-size terraced home providing a generous level of accommodation over two floors. Extended to provide a light and airy sitting room, opening onto a lovely dining room, this superb property also boasts a third reception room, ideal for a home office or separate snug. Ideally situated within walking distance of many local amenities including the town centre, train station and Fitzmaurice Primary School. Likely to attract a high level of interest, early and decisive viewing is strongly recommended.



Four Bedrooms  
Sitting Room  
Dining Room  
Study  
Kitchen  
Cloakroom  
Bathroom  
South Westerly Facing Garden  
Gas Central Heating  
Double Glazing  
**£350,000**





## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed obscure entrance door and window to front, stairs to the first floor with storage cupboard under housing the gas boiler, radiator.

#### Cloakroom

UPVC obscure double glazed window to front, wash hand basin with storage under, close coupled WC, tiled splashback.

#### Study 3.77m (12'4") x 2.67m (8'9")

Feature gas fireplace, two shelved recesses with storage below, radiator.

#### Sitting Room 5.99m (19'8") x 3.69m (12'1")

UPVC double glazed window to rear, two double glazed Velux windows, air conditioning unit, radiator, UPVC double glazed doors to garden.

#### Dining Room 3.82m (12'6") x 3.21m (10'6")

Shelved recesses with storage below, built-in storage cupboard, radiator.

#### Kitchen 3.59m (11'9") x 2.50m (8'2")

Two UPVC double glazed windows to front, fitted with a matching range of base and eye level units with worktop space over, Belfast sink with swan neck mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge and tumble dryer, freestanding electric oven with extractor hood over, tiled floor, under floor heating, UPVC obscure door to side passage.

#### Pantry 2.06m (6'9") x 0.96m (3'2")

Obscure glazed window to rear, shelving, space for fridge/freezer.

### FIRST FLOOR

#### Landing

UPVC double glazed window to front, loft hatch, built-in airing cupboard housing hot water cylinder.

#### Bedroom 1 4.91m (16'1") x 2.83m (9'3")

UPVC double glazed window to rear, built-in wardrobe, air conditioning unit, radiator.

#### Bedroom 2 4.18m (13'8") x 2.84m (9'4")

UPVC double glazed window to rear, radiator, air conditioning unit.

#### Bedroom 3 3.02m (9'11") x 2.82m (9'3")

UPVC double glazed window to front, built-in storage cupboard, radiator.

#### Bedroom 4 2.82m (9'3") x 2.60m (8'6")

Two UPVC double glazed windows to front, radiator.

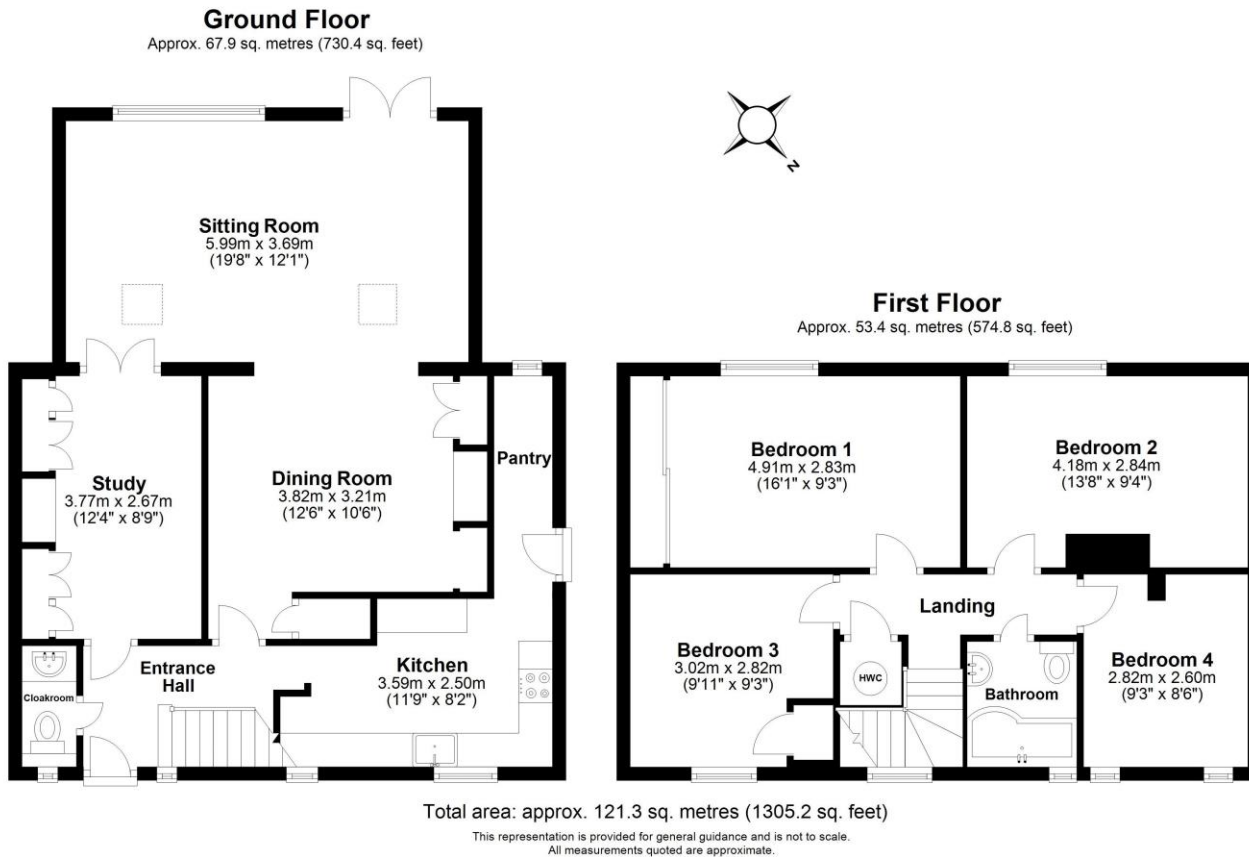
#### Bathroom

UPVC obscure double glazed window to front, fitted with a three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, tiled floor.

### EXTERNALLY

Enclosed rear garden laid to lawn with raised beds, summer house with power and light connected, patio area, greenhouse, gated side access, cold water tap. The front garden is mainly laid to lawn with a hedge border, bin store.





**Council Tax:** Band B - £1,797.61 (April 2023 - March 2024 financial year)

**Tenure:** Freehold. **Viewing:** Strictly by appointment through the Agent Kingstons.

**Directions:** From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. At the next mini roundabout bear left and continue onto Trowbridge Road. Take the third turning left onto St. Laurence Road and take the first turning right onto Culver Road. Number 6 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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		