

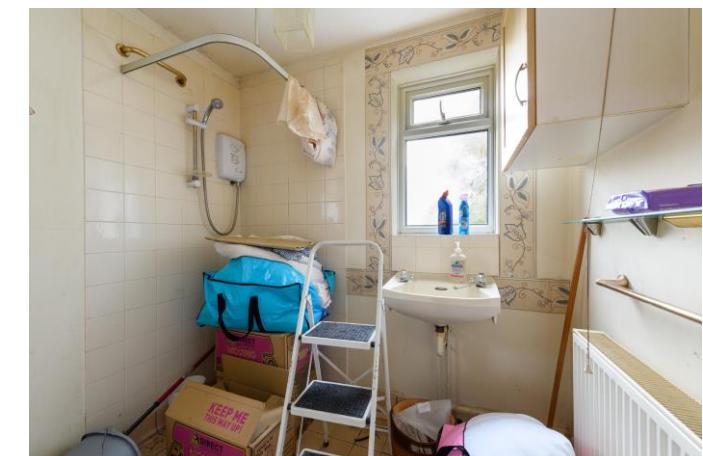


25 Kingsfield  
Bradford on Avon, Wiltshire, BA15 1AN

This extended semi-detached home enjoys a convenient location for local amenities and popular schools, including Christchurch and St Laurence, on the sought-after Bath side of the river. Requiring modernisation throughout, it offers generous and flexible ground floor space with a useful study and additional shower room - perfect for a growing family. A rare opportunity with no onward chain.

Three Bedrooms  
Sitting Room  
Study  
Conservatory  
Kitchen/Dining Room  
Ground Floor Shower Room  
First Floor Bathroom  
Gas Central Heating  
Double Glazing  
No Onward Chain

**£300,000**



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

**Porch** 2.69m (8'10") x 0.93m (3'1")  
UPVC double glazed entrance door, UPVC double glazed windows to front and side.

**Entrance Hall**  
Stairs to the first floor, storage cupboard housing gas boiler.

**Kitchen/Dining Room**  
4.48m (14'8") x 3.63m (11'11")  
UPVC double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge freezer, plumbing for washing machine and dishwasher, fitted eye level electric oven, four ring gas hob with pull out extractor hood over, storage cupboard, radiator.

**Sitting Room** 5.45m (17'11") x 3.53m (11'7")  
UPVC double glazed half bay window to front, radiator.

**Study** 3.61m (11'10") x 2.16m (7'1")  
Radiator, metal sliding doors to:

**Conservatory** 2.56m (8'5") x 2.22m (7'3")  
UPVC double glazed construction with metal sliding door to garden.

**Rear Porch**  
UPVC double glazed obscure door to rear.

### Shower Room

2.17m (7'1") x 1.97m (6'6")  
UPVC obscure double glazed window to rear, obscure double glazed window to side, fitted electric shower, wash hand basin and close coupled WC, radiator.

### FIRST FLOOR

#### Landing

UPVC double glazed window to rear, radiator.

**Bedroom 1** 3.91m (12'10") max x 2.85m (9'4")  
UPVC double glazed window to front, cupboard housing hot water cylinder, radiator, loft hatch, fitted wardrobes.

**Bedroom 2** 3.70m (12'2") max x 3.14m (10'4")  
UPVC double glazed window to front, radiator.

**Bedroom 3** 2.52m (8'3") x 2.49m (8'2")  
UPVC double glazed window to rear, radiator.

#### WC

UPVC obscure double glazed window to rear, close coupled WC.

**Bathroom** 1.69m (5'7") x 1.48m (4'10")  
UPVC obscure double glazed window to side, bath and pedestal wash hand basin, radiator.

### EXTERNALLY

The enclosed rear garden is mainly laid to patio with shed and gated side access.

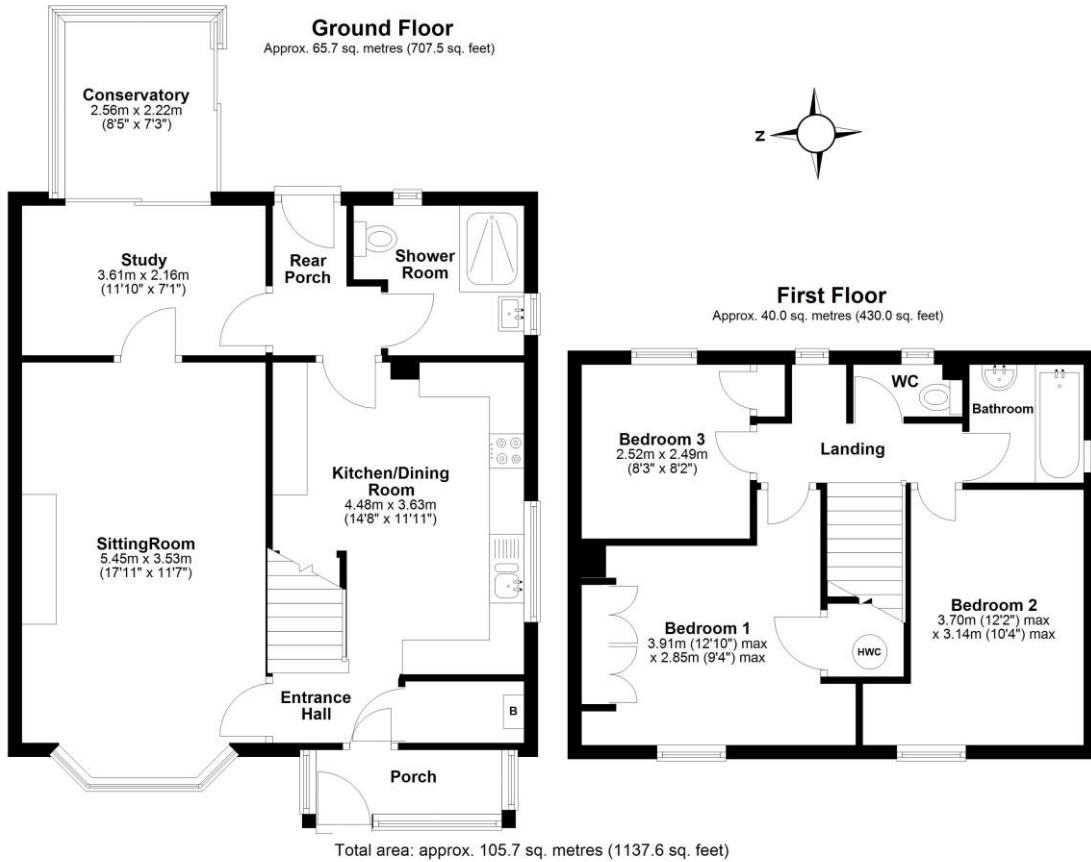
#### Council Tax:

Band C - £2275.51  
(April 2025 - March 2026 financial year).

#### Tenure:

Freehold.





**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** //glow.shield.coconuts

**Directions:** From our office in Silver Street, proceed up the hill and take the third turning left onto Woolley Street. Take the next turning left onto Kingsfield, continue past the first turning left and number 25 will be found where the road widens slightly, 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.

