



23 Mythern Meadow  
Bradford on Avon, Wiltshire, BA15 1HF



A rare opportunity to purchase a one bedroom freehold house with a garden and driveway. Enjoying a tucked-away cul-de-sac position, providing easy access to the nearby woodland strips with a path leading into the town, to benefit from the central amenities and train station. Available with no onward chain, this presents an excellent first-time purchase, downsizing opportunity or buy to let investment.

One Bedroom  
Open Plan Living Space  
Bathroom  
Garden  
Driveway  
Electric Heating  
Double Glazing  
No Onward Chain

£203,350



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Porch

UPVC double glazed window and entrance door, storage cupboard for space for freezer.

#### Sitting Room

3.54m (11'7") x 3.13m (10'3")

UPVC double glazed window to side, electric heater, stairs to the first floor.

#### Kitchen

3.13m (10'3") x 1.77m (5'10")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, breakfast bar, stainless steel sink with mixer tap, space for electric cooker, fridge and washing machine.

### FIRST FLOOR

#### Landing

Loft hatch, cupboard housing hot water cylinder, electric heater.

#### Bedroom

3.13m (10'3") x 2.64m (8'8")

UPVC double glazed window to side, open storage cupboard, electric heater.

#### Bathroom

UPVC obscure double glazed window to front, three piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, electric fan heater.

### EXTERNALLY

The garden is to the front of the property with shrub borders, a driveway to the side provides off road parking.

**Council Tax:** Band B - £1991.08

(April 2025 - March 2026 financial year)

**Tenure:** Freehold.

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

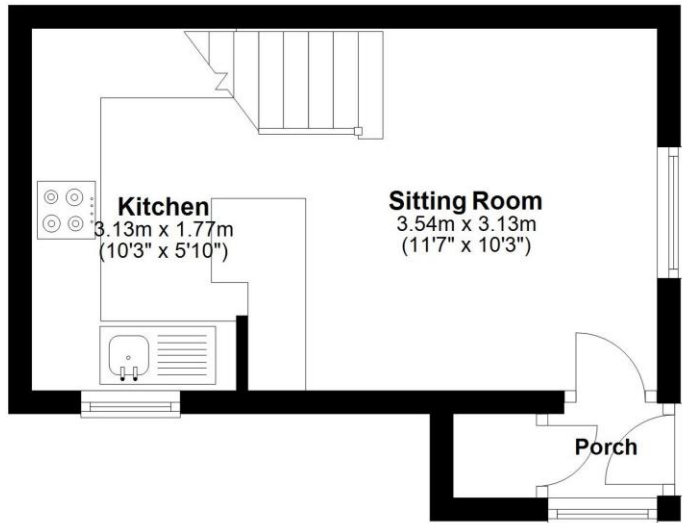
**What3words:** [///riverbed.sounding.museum](https://www.what3words.com/riverbed.sounding.museum)

**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. Bear left at the next mini roundabout and continue onto Trowbridge Road. Take the fourth turning left onto Culver Road and take the first turning right onto Southville Road. Take the first turning left onto St. Aldhelm Road and proceed to the end onto Mythern Meadow. Turn right where number 23 will be found on the left-hand side.

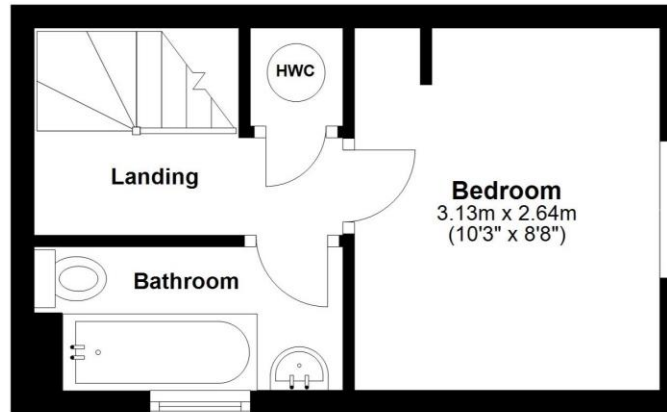




## Ground Floor



## First Floor



Total area: approx. 35.8 sq. metres (385.0 sq. feet)

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



**Golf Course Development:** There have been recent discussions about the potential of future development of the old golf course, which is located nearby but accessed from St. Laurence Road. Planning permission has previously been refused on this land but we understand that another application may be submitted at some point in the future.

**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		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		