



97 Leigh Park Road
Bradford on Avon, Wiltshire, BA15 1TG



A light and airy semi-detached chalet style home arranged over two floors, benefiting from front and rear gardens, a useful garage, and a driveway. The property requires modernisation throughout, offering an excellent opportunity to create a wonderful home. Situated within a quiet cul-de-sac on the sought-after Berryfield estate on the Bath side of Bradford on Avon, it is conveniently positioned for both St Laurence and Christchurch schools. With plenty of scope, this property presents a wonderful opportunity for improvement and personalisation. Available with no onward chain - decisive viewing recommended.

Three Bedrooms
Sitting Room
Dining Room
Kitchen
Bathroom
West Facing Garden
Driveway
Garage
No Onward Chain
£350,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

1.82m (6' 0") x 0.40m (1' 4")

UPVC obscure double glazed door and window to front.

Entrance Hall

Wooden obscure single glazed door and window to front, stairs to first floor with storage under, radiator.

Sitting Room

3.85m (12'8") x 3.57m (11'9")

UPVC double glazed window to front, feature fireplace with gas effect fire, radiator.

Dining Room

2.67m (8'9") x 2.47m (8'1")

UPVC double glazed window to rear, radiator.

Kitchen

3.19m (10'6") x 2.65m (8'8")

UPVC double glazed window to rear, UPVC obscure double glazed door to side, fitted with a matching range of base and eye level units with worktop space over, cupboard housing wall mounted gas boiler, stainless steel sink, freestanding electric cooker, cupboard.

FIRST FLOOR

Landing

UPVC double glazed window to side, airing cupboard housing hot water cylinder, access to loft.

Bedroom 1

3.21m (10'6") x 3.16m (10'4")

UPVC double glazed window to front, cupboard, radiator.

Bedroom 2

3.24m (10'8") max x 2.94m (9'8") max

UPVC double glazed window to rear, cupboard, radiator.

Bedroom 3

2.46m (8'1") max x 2.22m (7'3") max

UPVC double glazed window to front, radiator.

Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath, pedestal wash hand basin and close coupled WC, extractor fan, radiator.

EXTERNALLY

The enclosed rear garden is laid to lawn with shrub borders. The front garden is also mainly laid to lawn with driveway providing off road parking.

Garage

Single garage with side personal door, wooden single glazed window to rear and up and over door to front.

Council Tax: Band C - £2,275.51

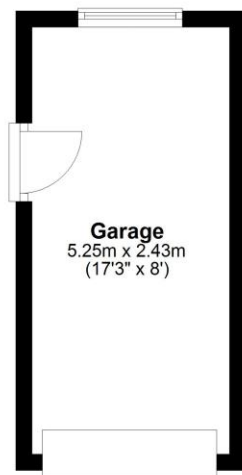
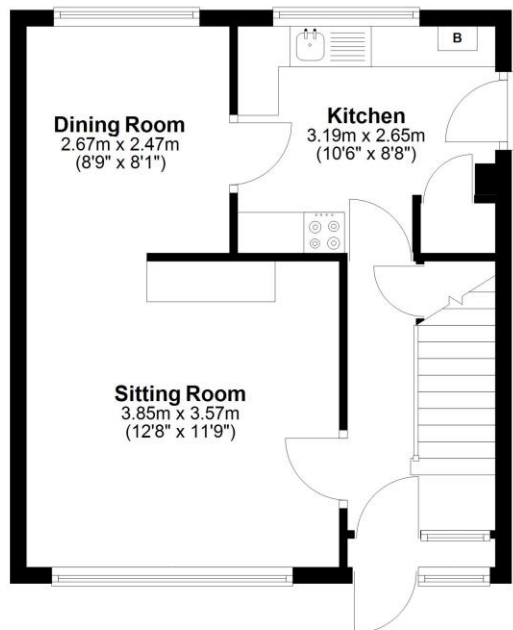
(April 2025 - March 2026 financial year).

Tenure: Freehold.



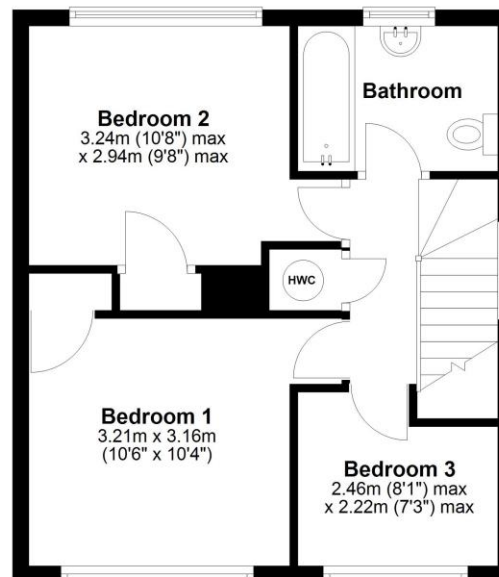
Ground Floor

Main area: approx. 37.3 sq. metres (401.4 sq. feet)
Plus garage, approx. 12.8 sq. metres (137.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Main area: Approx. 74.7 sq. metres (804.2 sq. feet)
Plus garage, approx. 12.8 sq. metres (137.3 sq. feet)

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



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

What3words: ///attending.foam.fancied

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 and bear right onto Masons Lane. At the top of the hill, bear left at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout and turn right onto Berryfield Road. Follow the road and take the second turning on the left onto Leigh Park Road. Take the third turning left and proceed up the hill, at the end of the road turn left where number 97, 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		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		