



6 Budbury Place  
Bradford on Avon, Wiltshire, BA15 1QF

A rare opportunity to purchase a quirky, detached 'upside down' house enjoying amazing far-reaching views from the living space and balcony. Extended to provide a spacious level of light and airy accommodation, arranged over two floors, this individual home requires some modernisation but offers great scope for improvement. Available with no onward chain.

Four Bedrooms  
Sitting Room  
Kitchen/Dining Room  
Utility Room  
Study  
Shower Room  
Two Cloakrooms  
Garden  
Garage & Driveway  
No Onward Chain

**£525,000**



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

#### Porch

UPVC double glazed window and UPVC double glazed obscure entrance door to side.

#### Entrance Hall

Stairs to the first floor, radiator.

#### Bedroom 1 3.80m (12'5") x 2.94m (9'8")

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

#### Bedroom 2 3.69m (12'1") x 2.94m (9'8")

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

#### Bedroom 4 2.65m (8'8") x 2.33m (7'8")

UPVC double glazed window to side, radiator.

#### Hallway

UPVC double glazed window to side, radiator, storage cupboard.

#### Bedroom 3 4.37m (14'4") x 2.44m (8')

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

#### Shower Room

Tiled shower enclosure with fitted electric shower, wash hand basin with tiled splashback, extractor fan, radiator.

#### Cloakroom

Close coupled WC, wash hand basin with tiled splashback, extractor fan.

#### Lobby

UPVC double glazed window to rear, UPVC double glazed door to garden.

**Garage** 5.56m (18' 3") x 2.63m (8' 8")  
UPVC double glazed window to rear, up and over door to front, power and light connected.

### FIRST FLOOR

#### Landing

UPVC double glazed window to rear.

#### Cloakroom

UPVC obscure double glazed window to side, low-level WC, wash hand basin with tiled splashback, radiator.

#### Kitchen/Dining Room

5.49m (18') x 4.30m (14'1") max  
UPVC double glazed windows to front and rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, fitted electric oven, four ring gas hob with pull out extractor hood over, radiator.

#### Sitting Room 5.49m (18') x 4.48m (14'8") max

UPVC double glazed windows to front and side, two radiators, sliding door to balcony.

#### Study 2.90m (9'6") x 2.86m (9'5")

UPVC double glazed window to front, radiator.

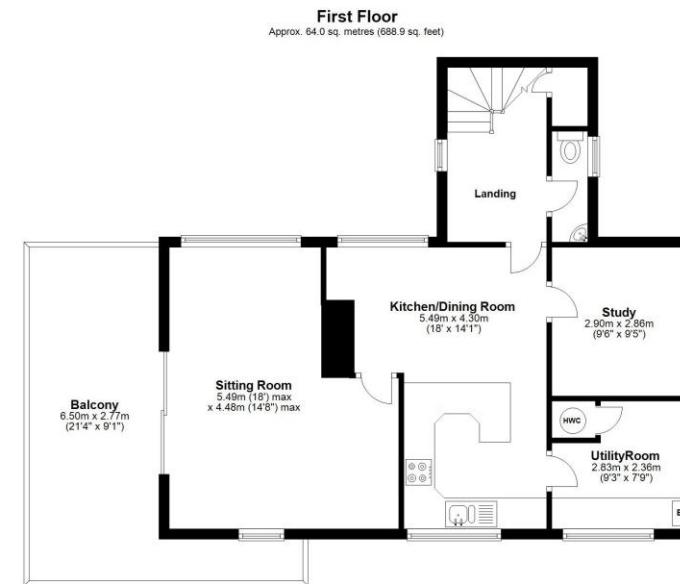
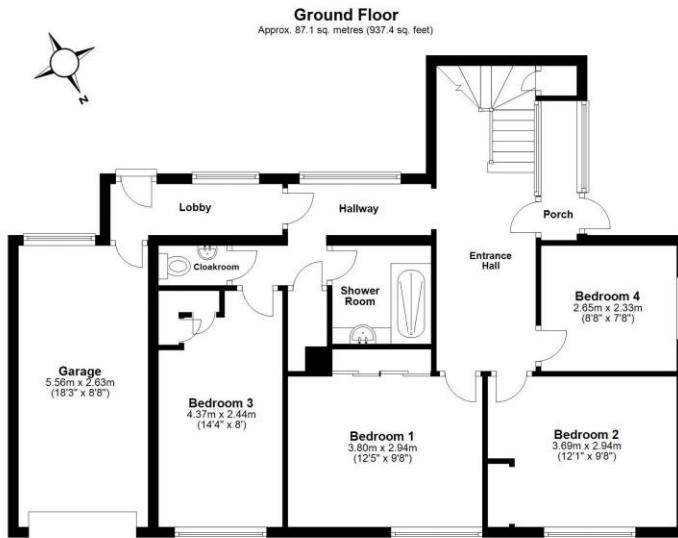
#### Utility Room 2.83m (9'3") x 2.36m (7'9")

UPVC double glazed window to side, worktop space, plumbing for washing machine and dishwasher, vent for tumble dryer, space for fridge/freezer, built-in storage cupboard, radiator.

### EXTERNALLY

The garden wraps around the front and both sides of the property with a path providing access around the rear of the house. The garden is mainly laid to lawn with flower and shrub borders, mature shrubs and trees, pond, storage shed, greenhouse. A driveway provides off road parking.





**Council Tax:** Band F - £3,338.41 (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 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. Number 6 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.

