



32 Avon Close
Bradford on Avon, Wiltshire, BA15 1JJ

A well-established semi-detached home occupying a generous corner plot at the head of a quiet cul-de-sac, ideally positioned within walking distance of the town centre, train station, Fitzmaurice Primary School, Poulton playing fields and a variety of local amenities. Offering well-balanced accommodation arranged over two floors, the property provides a welcoming and versatile layout, including a separate study, convenient cloakroom, and three well-proportioned bedrooms, making it ideal for modern family living or those working from home. With no onward chain and plenty of potential to make it your own, this is a home a home deserving immediate attention.

Three Bedrooms
Sitting Room
Dining Room
Kitchen
Study
Conservatory
Cloakroom
Bathroom
Garden
No Onward Chain

£325,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall 3.61m (11'10") x 2.00m (6'7")

UPVC double glazed door and window to front, cupboard, stairs to first floor, radiator.

Sitting Room 4.58m (15') x 3.61m (11'10")

Two UPVC double glazed windows to front, two radiators.

Dining Room 2.85m (9'4") x 2.68m (8'10")

UPVC double glazed door and window to rear, radiator.

Kitchen 3.86m (12'8") x 2.66m (8'9")

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, plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer.

Rear Porch

UPVC double glazed obscure door to side.

Cloakroom 1.63m (5'4") x 0.92m (3')

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

Study 2.80m (9'2") x 2.47m (8'1")

UPVC double glazed window to side and rear, radiator.

Conservatory

4.48m (14'8") max x 2.23m (7'4") max

UPVC construction with double glazed windows and double doors to garden, electric radiator.

FIRST FLOOR

Landing

UPVC double glazed window to side, cupboard, radiator, paddle stairs to loft.

Bedroom 1 3.80m (12'6") x 3.62m (11'11")

UPVC double glazed window to front, radiator.

Bedroom 2 3.77m (12'4") x 2.73m (8'11")

UPVC double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3 3.15m (10'4") x 2.70m (8'10")

UPVC double glazed window to front, fitted wardrobe, radiator.

Bathroom 2.37m (7'9") max x 1.82m (6')

UPVC obscure double glazed window to rear, three piece comprising bath with electric shower over, pedestal wash hand basin and close coupled WC, extractor fan, shaver point, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of shrubs and flowers, patio area, shed, cold water tap and gated side access.

Council Tax:

Band B - £1,991.08

(April 2025 - March 2026 financial year).

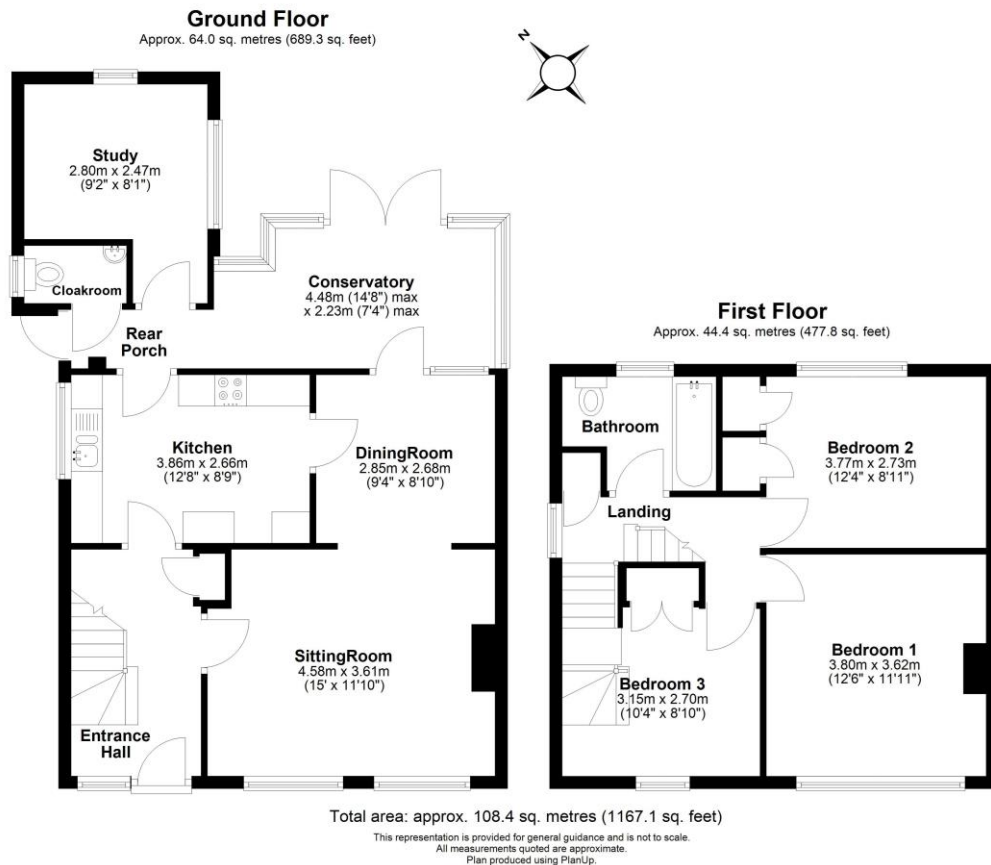
Tenure:

Freehold.

Agents Note:

The property has a certificate for completion of works using the PRC Homes Ltd. Licensed Repair System in 2012. A copy of the certificate is available on request.





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

What3words: ///outbound.beards.remainder

Directions: From our office in Silver Street, proceed down the hill across the roundabout and over the town bridge. Take the first exit at the next roundabout onto St Margarets Street and continue onto Trowbridge Road. Turn left just before the next roundabout onto St Laurence Road and take the second turning left onto Avon Close. Proceed to the roundabout at the head of the cul-de-sac and number 32 will be found in the right-hand corner.

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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		