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Residential Sales



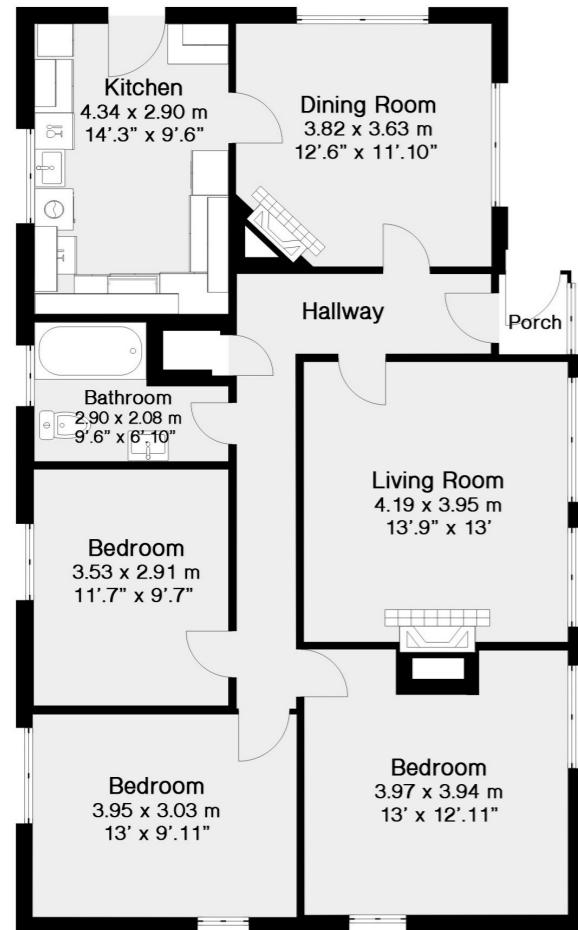
Huntingdon Street, Bradford on Avon



Floor Plan

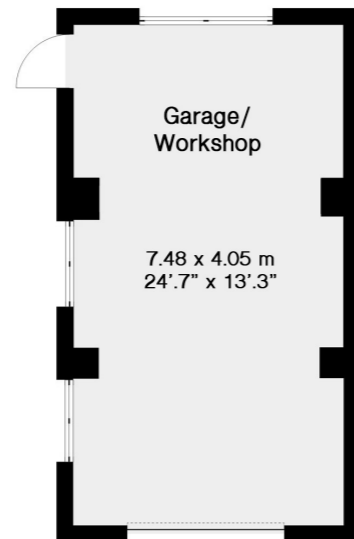
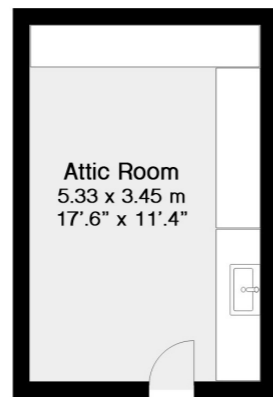


Freestone, Huntingdon Street, Bradford on Avon, BA15 1RQ



Area = 94.70 sqm - 1019 sqft

Total Area
125 sqm
1345 sqft



Area = 30.29 sqm - 326 sqft

Freestone
Huntingdon Street
Bradford on Avon
BA15 1RQ

A truly spacious detached 3 bedroom bungalow set in a generous plot of circa 0.28 acres, offering tremendous scope for improvement, ample parking and garage.

Tenure: Freehold

Offers in Excess of

£550,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by vendor nor their agent



Situation

Freestone is situated on the favoured Bath side of Bradford on Avon within a few minutes' level walk of local amenities. Bradford on Avon is a charming market town with many facilities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating – boiler replaced within last 5 years

Local Authority: Wiltshire Council

Council Tax Band: Band E – £2,976.24

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Description

Situated in a peaceful location in the ever popular town of Bradford on Avon is this superb 3 bedroom detached bungalow, surrounded by a sizeable 0.28 acres of land, a rarity for the town.

The property is comprised of excellent lateral space with great opportunity to improve and extend, both outwards and upwards, subject to the relevant consents, to add a tremendous amount of space to the already sizeable home.

Internally, the home has 3 wonderfully bright double bedrooms, accented with high ceilings and ample space, 2 good sized reception rooms, a spacious kitchen, a family bathroom and additional storage. A drop-down ladder gives access to the enormous attic space which has been partially converted to incorporate a “bonus room” providing ample storage/hobby space. This area is ripe for further conversion.

Externally, there is a useful garage with an inspection pit and further storage, private driveway for several cars and an excellent, mature garden that wraps around the whole of the house, creating privacy for the home.

Although in excellent order throughout, the home offers tremendous scope for improvement and extension if desired.

The property is offered for sale with no onward chain and Cobb Farr highly recommend an internal inspection.

Accommodation

Ground Floor

Entrance Porch

Accessed via glazed door with further glazed door to:-

Hallway

With useful storage cupboard, 2 radiators, access to partially converted loft space.

Living Room

With 2 southeast facing windows, 2 radiators, fireplace with inset gas fire.

Dining Room

Being dual aspect to southeast and northeast, gas fireplace with inset gas fire, radiator, door to:-

Kitchen

With a range of floor and wall mounted units having worktop incorporating 1½ bowl sink with mixer tap and drainer, northwest facing window, glazed door to driveway, tiled flooring, built-in eye level oven, 4 ring gas hob, tiled splashbacks, gas fired boiler providing domestic hot water and central heating, freestanding washer/dryer and dishwasher, integrated undercounter fridge/freezer, water softener, radiator.

Bathroom

With low WC, pedestal wash hand basin, panelled bath with shower over and glazed shower screen, large obscure glazed northwest facing window, radiator with towel rail above, tiled walls, tiled flooring.

Bedroom 1

A large double room being dual aspect to southeast and southwest, ample space for storage, radiator.

Bedroom 2

A double room being dual aspect with southwest and northwest facing window, radiator.

Bedroom 3

A double room with northwest facing window, radiator.

Externally

Garden, Garage and Parking

The property is approached via a wrought iron double opening gate giving access to the concrete drive. This provides off street parking for several vehicles and leads to the detached, oversized garage/workshop with up and over door, power and lighting. There are 2 side aspect windows, pedestrian door to the garden and a useful inspection pit.

The gardens, totalling approximately 0.28 acres, encompass the property and offer a good degree of privacy. It is predominantly laid to level lawn with mature shrubs, various seating areas and a greenhouse.