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Residential Sales



10 Poulton, Bradford-on-Avon, BA15 1EA

A fantastic opportunity to purchase a 3 bedroom home with scope to update. Situated within level walking distance of the town centre and boasting a single garage en bloc and a garden overlooking the football ground. Offered with no onward chain.

Tenure: Freehold

£275,000

Situation

No. 10 Poulton is situated just off the Trowbridge Road and within a level walk of the town centre. Bradford on Avon is a charming market town with many facilities and amenities 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.

Description

Ground Floor

Porch with side aspect obscured double glazed window, storage cupboard, glazed front door leading to:-

Entrance Hall with stairs rising to first floor, doors leading to kitchen and living room, storage cupboard, electric radiator.

Kitchen with a range of floor and wall mounted wooden units, stainless steel sink and drainer, front aspect double glazed windows, partially tiled walls, space for electric cooker, overhead extractor fan, undercounter fridge, undercounter freezer, washing machine, serving hatch to dining area.

Living/Dining Room with double glazed French doors leading to garden having windows to either side, rear aspect double glazed window, 2 electric radiators, feature fireplace with inset electric fire.

First Floor

Landing with doors leading to bedrooms 1, 2, 3 and bathroom, electric radiator, access to loft space.

Bedroom 1 with rear aspect double glazed windows overlooking football pitch.

Bedroom 2 with front aspect double glazed windows, fitted wardrobes.

Bedroom 3 with rear aspect double glazed windows overlooking football pitch, fitted wardrobe, shelving and drawer unit.

Bathroom with shower cubicle and electric Mira handheld shower attachment, shower seat and tiled surround, low flush WC, wash hand basin with mixer tap and tiled splash back, front aspect double glazed obscured windows, over-stairs storage cupboard housing hot water tank.

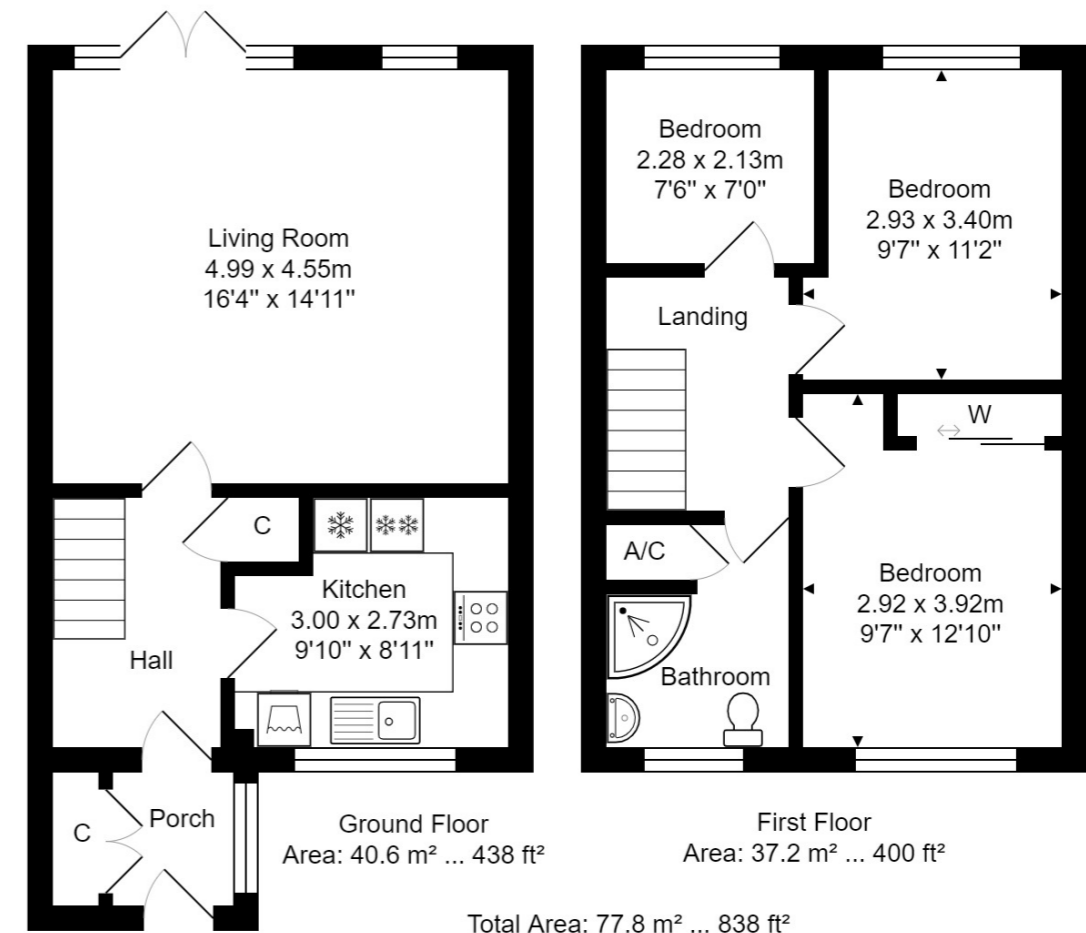
Externally

The property is accessed via a path with gravelled areas to the side with raised beds for planting. To the rear, the property benefits from a low maintenance garden, predominantly paved with gravelled areas and flowerbeds. The garden also benefits from gate providing rear access and overlooks the football ground. The property also benefits from a single garage en bloc with up and over door.

Key Features

- 3 bedroom home
- Garage en bloc
- Scope to update
- Garden overlooking the football ground
- Level walk to town centre
- No onward chain

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk

General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Electric heating

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,054.41

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