
DAVIES
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60 SOUTHVILLE ROAD, BRADFORD ON AVON, WILTSHIRE, BA15 1HU

Asking Price: £280,000

- SPACIOUS END TERRACE FAMILY HOME BURSTING WITH POTENTIAL
- THREE BEDROOMS
- ENVIABLE POSITION OVERLOOKING GREEN SPACE TO THE FRONT
- UPDATING REQUIRED
- SUNNY MATURE REAR GARDEN
- IMPRESSIVE LOUNGE/DINER OFFERING PLENTY OF SPACE
- VERSATILE STORE ROOM, POTENTIALLY A UTILITY OR SPACE TO WORK FROM HOME, SUBJECT TO THE RELEVANT PERMISSIONS
- CLOSE TO BEAUTIFUL COUNTRYSIDE WALKS AND THE KENNET & AVON CANAL NEARBY
- EPC Rating: D



Offered for sale with **NO ONWARD CHAIN**, this spacious end-terrace family home enjoys an enviable position overlooking green space and offers excellent potential to enhance and personalise, creating a wonderful blank canvas for the lucky new owner.

An ideal first-time purchase or investment opportunity, the accommodation includes a useful enclosed porch leading into an inviting entrance hall. The impressive lounge/diner is a particularly generous space, with two windows allowing plenty of natural light to fill the room. Offering ample space for both everyday living and entertaining, this room is further enhanced by a delightful outlook over the rear garden.

The kitchen is fresh and smart, featuring an attractive bay window, while a handy side lobby provides access to an excellent and versatile store room. Subject to the relevant permissions, this could offer the potential to create a useful utility room or work-from-home space.

On the first floor are three bedrooms, including two doubles, both benefiting from built-in storage, together with a single bedroom incorporating the bulkhead over the stairs. Completing the accommodation are the family bathroom and separate W.C.

Externally, the property benefits from a good-sized, mature garden enjoying a sunny aspect, offering plenty of space for those with green fingers to create their ideal outdoor retreat.

Situated close to beautiful open countryside and within walking distance of the town centre, this is a property offering excellent potential in a convenient location. **Early viewing is highly recommended to avoid missing out.**

The property is within an easy and level walking distance of the town centre, with its charming range of independent shops, public houses, indoor swimming pool, public library, Sainsbury's, and main line railway station which provides direct access to Bristol, Bath, London Waterloo and Salisbury. Schooling is provided by the popular Fitzmaurice Primary School and St Laurence Secondary Schools. In addition to this, there are further amenities to enjoy such as the music centre, historic Tithe Barn, a golf course and, gorgeous walks along the Kennet and Avon canal and playing fields. The further amenities of Trowbridge are approximately 2 miles away, with the Georgian city of Bath approximately 9 miles distant - Both locations are well-served by local buses.

DIRECTIONS: As you leave Bradford on Avon via our office, head over the bridge via St Margarets Street. Continue on St Margarets Street by taking the first exit at the roundabout and continue to Trowbridge Road. Carry on along the Road and then take a left on to Culver Road, then a right on to Southville Road. Follow the road along and round and the property will be found set back on the right-hand side, overlooking the green space.

COUNCIL TAX BAND: B

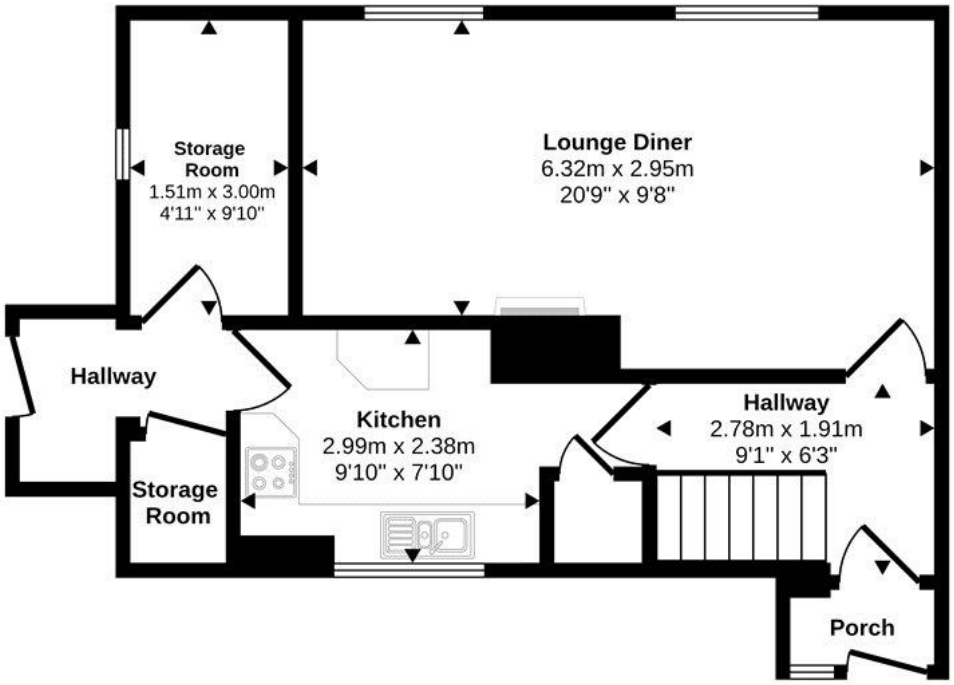
TENURE: Freehold

EPC RATING: D

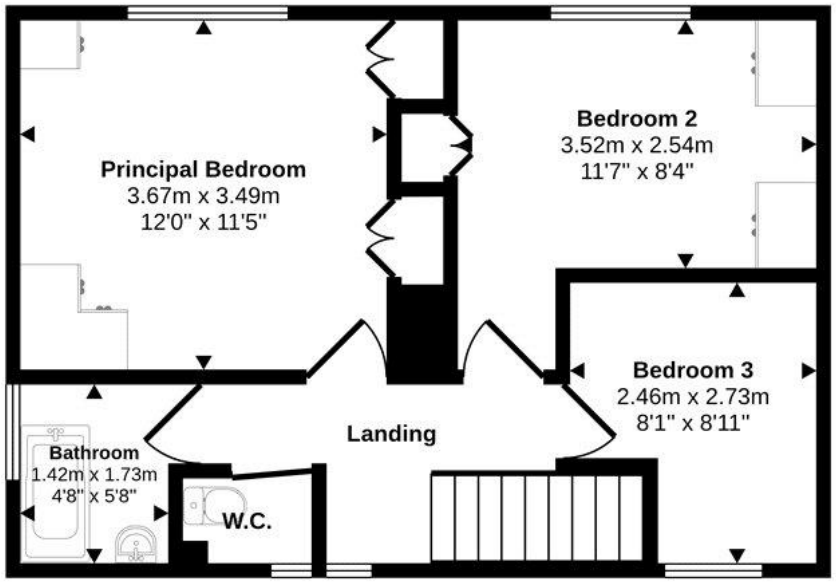




Approx Gross Internal Area
89 sq m / 961 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft



First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Note: The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

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Southville Road