



📍 12 Elmfield, Bradford On Avon, Wiltshire, BA15 1RH

🔗 Offers In Excess Of £325,000

A spacious, three bedroom, end of terrace house with a larger than average, south facing rear garden, which is tucked away on an established road, within walking distance of schools and amenities, on the Bath side of the town.

- Generously Proportioned, End Of Terrace House
- Three Good Sized Bedrooms
- Generous, South Facing Rear Garden
- UPVC Double Glazing
- Gas Central Heating
- Sitting/Dining Room With Wood Burning Stove
- Modern Bathroom
- Walking Distance To Schools & Amenities

🏠 Freehold

🏠 EPC Rating D



A spacious, end of terrace, family house with a larger than average, south facing rear garden, which is tucked away on an established road, within walking distance of schools and amenities, on the Bath side of the town. The property has been improved in recent years by the current owners, including the installation of UPVC double glazed windows, gas central heating and a new bathroom suite and there is scope to further update and extend to the rear (subject to the necessary permissions being granted).

The generously proportioned accommodation is arranged over two floors and comprises; entrance hall with cloakroom off, large sitting/dining room with French doors opening onto the rear garden and inset wood burning stove, long, galley kitchen with built in double oven, hob and cupboard with plumbing for washing machine, utility room, principle bedroom with built in wardrobes, two further good sized bedrooms and a modern bathroom with white suite.

Externally; there is a pretty garden to the front with well stocked beds and gated access leading to the front and rear. The rear garden is larger than average, well enclosed, enjoys a good deal of privacy and a sunny aspect. Directly to the rear of the property there is a paved patio seating area which leads onto a large lawned area with a detached workshop/potential garden office at the end.

Unrestricted, on street parking.

#### **Situation**

Elmfield is an established road, which is tucked away off Winsley Road, within walking distance of St Laurence secondary school, on the Bath side of the historic market town of Bradford on Avon. This bustling town caters for most day-to-day requirements including schooling for all ages; more comprehensive facilities are available in the neighbouring larger town of Trowbridge (about 3 miles) and the city of Bath (about 8 miles). There are good road communications to the major employment centres of Bristol and Swindon and, via the M4 to the north and the A303 to the south, London and the West Country. Mainline rail services to Paddington are available from Bradford on Avon station (about 1hr 45mins).

#### **Property Information**

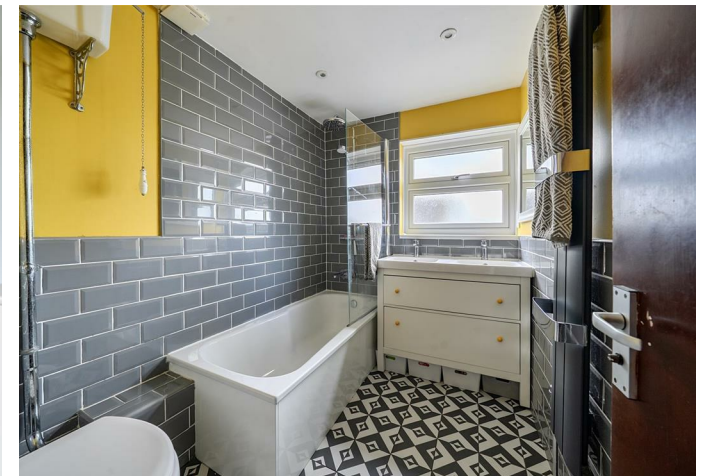
Council Tax Band; B

Freehold

Services; Mains Gas, Water, Drainage and Electricity

Gas Central Heating

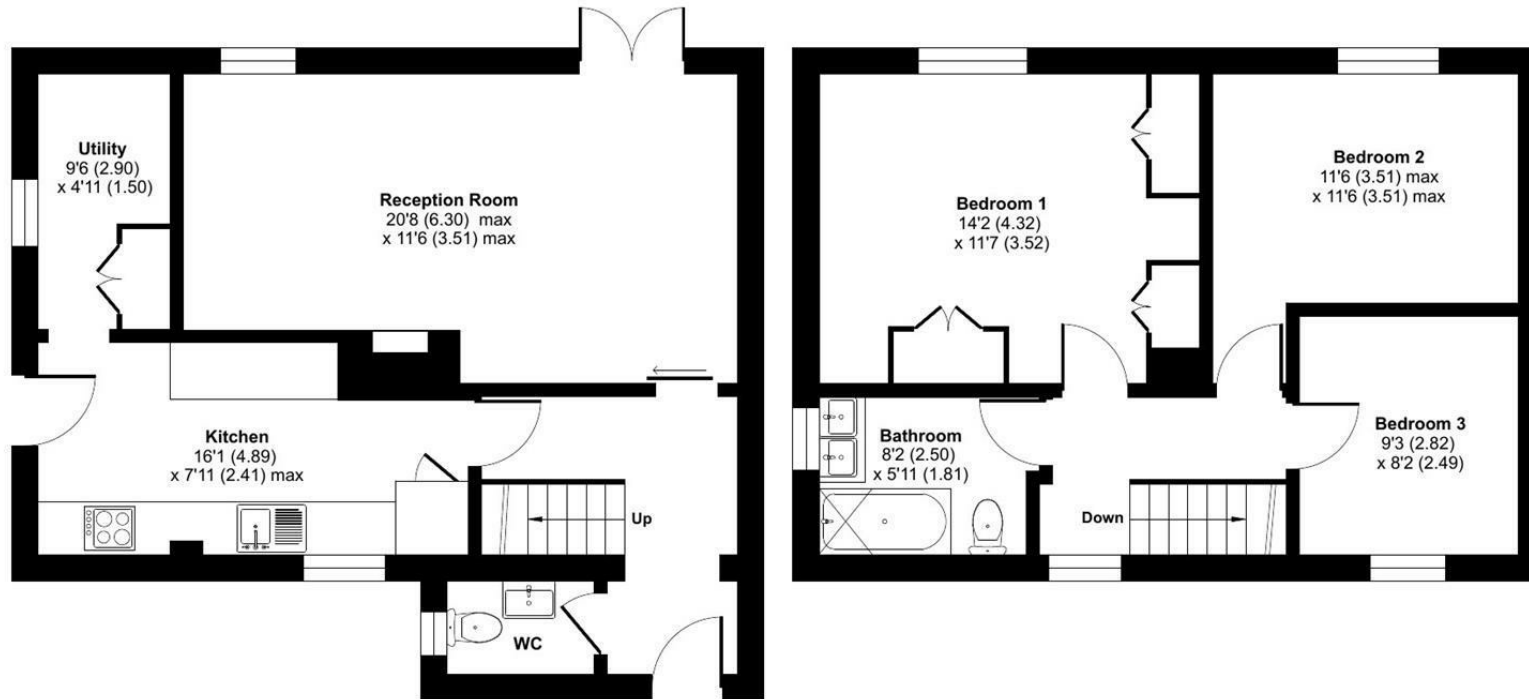
EPC Rating; D



# Elmfield, Bradford-on-Avon, BA15

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1456654

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.