



7 Kingfield, Bradford-on-Avon. BA15 1AN.

Guide Price £235,000.

Make this your own special place – an excellent opportunity to modernize and put your own stamp on a blank canvas.

Number 7 Kingsfield is a traditional stone-built home on the north side of town close to schools, offering a short walk down to the town centre, railway station, Sainsburys, river & canal walks & pubs. We find well-proportioned accommodation over two floors. The ground floor has an entrance hall, lengthy sitting room diner with large windows overlooking the front and back. We also have a kitchen with door into the rear garden, separate utility and porch area - great for storage. Upstairs there are two double bedrooms & a third single / office, family bathroom and separate w.c. It is fair to say this one would benefit from a little modernization.

Externally we have a lawned, level & paved rear garden which is also a blank canvas.

Bradford-on-Avon offers enviable market town amenities a level walk away including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath city centre for high street shopping, entertainment and night life.

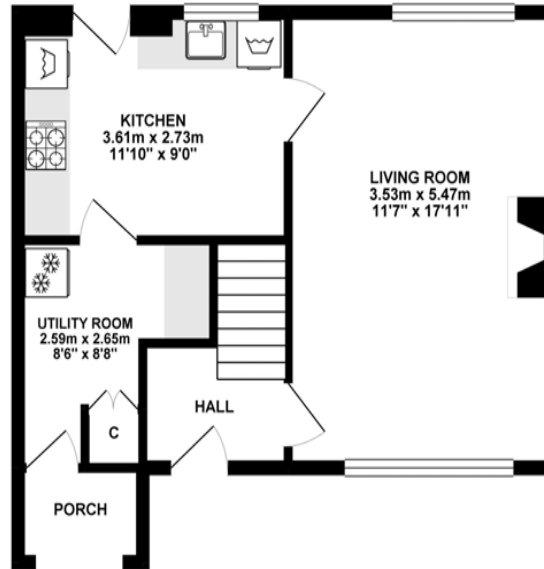
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|------------------------|--|-------------------------|-----------------|
| • Mid-terrace home | • Three bedrooms | • Kitchen & utility | NO CHAIN |
| • Generous living room | • Level, enclosed, lawned & paved garden | • Needing modernization | EPC - D |



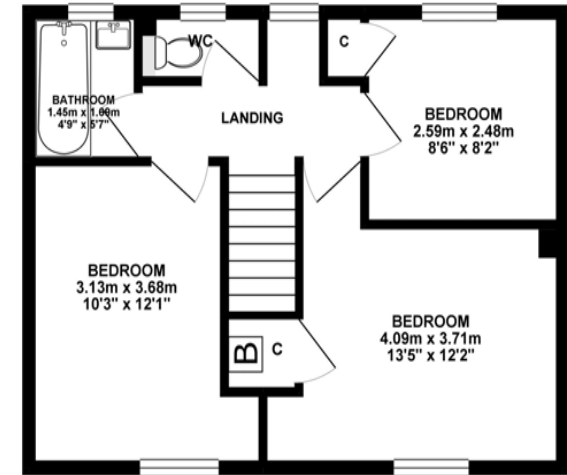


A family home with potential.

GROUND FLOOR 40.91 sq. m.
(440.37 sq. ft.)



1ST FLOOR 39.02 sq. m.
(420.00 sq. ft.)



TOTAL FLOOR AREA : 79.93 sq. m. (860.37 sq. ft.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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