



28 Magnon Road, Bradford on Avon, BA15 1PU

Guide Price £350,000

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms: 3**  
**Bathrooms: 2**  
**Receptions: 2**

A porch and hallway with ample storage leads into an spacious sitting room with a large picture window. A bright open-plan kitchen/dining room spans the rear, connecting seamlessly to the garden via sliding doors and offering a chic breakfast bar, wine rack, and fitted appliances inclusive of a dishwasher, fridge/freezer, four ring induction hob with double oven beneath, and a washing machine. The ground floor also benefits from a stylish and highly useful downstairs shower room extension which houses a large beautifully tiled shower enclosure further to a W.C, sink, and heated towel rail. The first floor supports three well-proportioned bedrooms. The larger two comfortably accommodate a double bed and also feature useful fitted wardrobes with space for additional freestanding items. These are serviced by a lovely family bathroom. Predominantly tiled and finished in attractive neutral tones, it comprises of a full length bath with shower over, a sink, W.C, and heated towel rail - all of which is often illuminated by plenty of natural light that streams through the large frosted window. Upon the roof, several privately-owned solar panels work to keep the energy costs of the house down whilst promoting a greener carbon footprint.

Outside, a private, family-friendly enclosed rear garden features generous amounts of lawn and a welcoming patio area with plenty of hosting space. Secure side access, an outside tap and lighting add to the function of this excellent Southerly-facing rear garden. There is another expansive and private lawned garden at the front bordered by mature shrubs and hedges, enhancing the home's secluded feel. A single garage is located at the rear, complete with light, power, and a window, with a private parking space in front.



The property occupies a convenient position for those needing access to either Christ Church Primary, or St Laurence Secondary Schools, which are both walking distance away. The centre of Bradford on Avon, with its swimming pool, library, wealth of high quality restaurants, pubs and diverse shops as well as the train station with its excellent access links to London, Bath Cardiff & Bristol, is only a 15 minute walk away through Tory. There are a range of beautiful walks and open spaces to enjoy practically on the doorstep of No.28, as well as a highly useful bus service which goes both into the centre of Bradford on Avon, as well as into Bath city centre.

**Additional Information:**

Tenure: Freehold Semi-Detached House

Council Tax Band: C

Current EPC Rating: B (87)

Potential EPC Rating: B (91)

Mains gas radiator central heating

Mains electricity supply plus private solar panel supply

Mains drainage

Mains water supply

Double glazing throughout.

*\*\*These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.\*\**



# DANIEL JONES

PROPERTIES

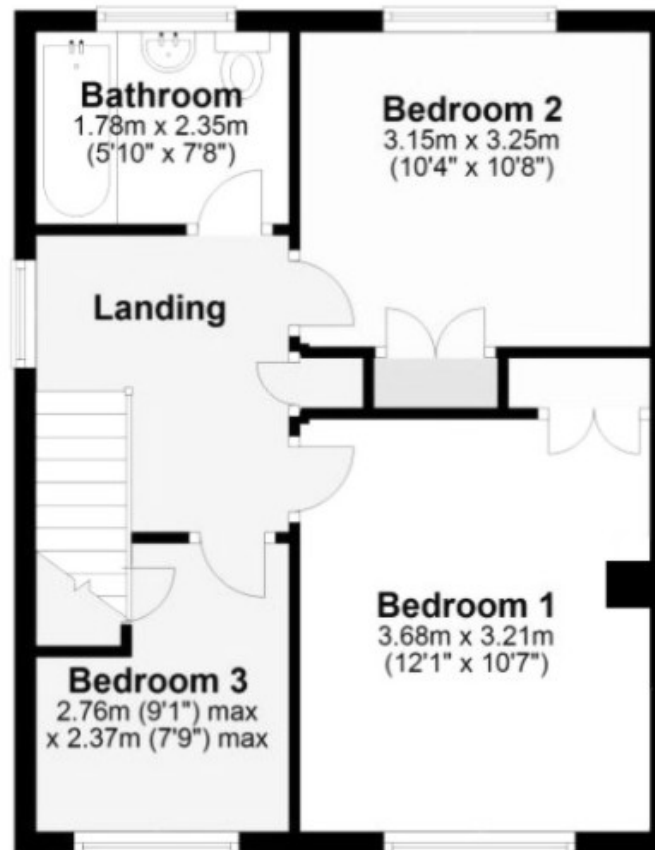
## Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



## First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.9 sq. feet)

Excellent value | Extensive service | Unrivalled customer care



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