



33 Poulton
Bradford on Avon, Wiltshire, BA15 1EA

This charming end-of-terrace property boasts a beautiful mature garden and tremendous potential. Though in need of some upgrading, it offers bright and airy living spaces, well-proportioned bedrooms, and ample outdoor space. A blank canvas for the discerning buyer, it is conveniently located within walking distance of Fitzmaurice Primary School, the train station, and the town centre. This superb home is ideal for first-time buyers, buy-to-let investors, or those looking to downsize. Available with no onward chain.



Three Bedrooms
Sitting Room
Kitchen/Dining Room
Cloakroom
Utility Room
Bathroom
Garden
Gas Central Heating
Double Glazing
No Onward Chain

£287,500



GROUND FLOOR

(All dimensions being approximate)

Entrance Hall

UPVC double glazed obscure entrance door to front, radiator, stairs to first floor with storage under.

Sitting Room

4.14m (13'7") x 3.20m (10'6")

UPVC double glazed windows to side and rear, radiator.

Kitchen/Dining Room

5.31m (17'5") x 3.05m (10')

UPVC double glazed window to front and rear, UPVC double glazed obscure entrance door to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, freestanding electric oven, radiator.

Cloakroom

1.76m (5'9") x 0.98m (3'3")

UPVC obscure double glazed window to side, wash hand basin and close coupled WC, tiled splashback.

Utility Room

2.90m (9'6") x 1.04m (3'5")

Plumbing for washing machine.

FIRST FLOOR

Landing

UPVC double glazed windows to front and side,

Bedroom 1

4.15m (13'7") x 3.22m (10'7")

UPVC double glazed window to rear, built in wardrobe, radiator.

Bedroom 2

3.33m (10'11") x 3.17m (10'5")

UPVC double glazed window to rear, radiator.

Bedroom 3

2.88m (9'5") x 2.10m (6'11")

UPVC double glazed window to side, high level UPVC double glazed window to front, radiator.

Bathroom

3.06m (10') x 1.88m (6'2")

UPVC obscure double glazed window to front, three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, cupboard housing hot water cylinder.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of plants, shrubs and trees, and gated rear access. The walled front garden is mainly laid to lawn.

Council Tax:

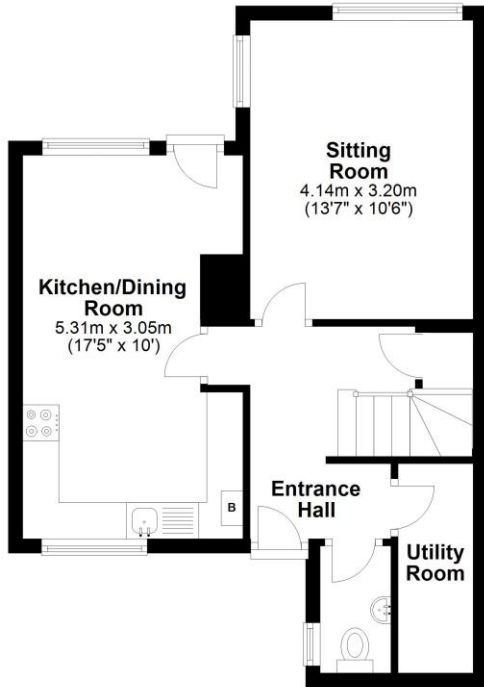
Band B - £1,893.98 (April 2024 - March 2025 financial year)

Tenure: Freehold.



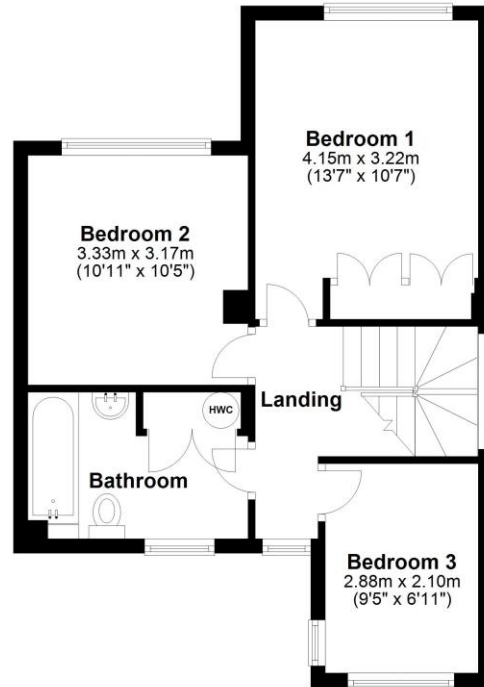
Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill and over the town bridge. Take the first exit at the roundabout onto St Margarets Street and continue onto Trowbridge Road. Turn right at the next roundabout onto Poulton and take the next right. Take the next turning on the left where number 33 will be found straight in front of you.

What3words: ///skimmers.dreams.firelight

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		