



1 Woolley Street
Bradford on Avon, Wiltshire, BA15 1AD

Spacious end of terrace Grade II Listed house enjoying an enviable position on the edge of the town centre, within walking distance of the train station and other central amenities. Providing a wealth of original features, this charming period property presents an ideal purchase for a professional couple, young family, downsizing opportunity or second home / holiday let investment. Available with no onward chain.



Two Double Bedrooms
Sitting Room
Kitchen / Dining Room
Cloakroom
En-Suite Shower Room
Bathroom
Courtyard
No Onward Chain

£395,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Sitting Room

4.56m (15') x 4.45m (14' 7") max
Wooden glazed window to front with secondary glazing, wooden glazed sash window to side, feature fireplace with electric stove, radiator, exposed floorboards.

Hallway

Stairs to the first floor, built-in storage cupboards, radiator.

Kitchen/Dining Room

5.85m (19' 2") x 5.23m (17' 2") max
Two wooden glazed sash windows to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher and washing machine, space for fridge/freezer, built-in eye level double oven, electric hob, built-in pantry cupboard, feature fireplace, two radiators, tiled floor, wooden glazed stable door to courtyard.

Cloakroom

Wooden glazed window to side, wash hand basin with tiled splashbacks, close coupled WC, wall mounted gas combination boiler (installed in 2024), tiled floor.

FIRST FLOOR

Landing

Glazed sash window to side, radiator.

Bedroom 1

4.56m (15') x 4.45m (14' 7") max
Wooden glazed sash windows to front and side with secondary glazing, radiator.

Bedroom 2

3.56m (11' 8") x 2.68m (8' 10") max
Wooden glazed sash window to side, radiator, loft hatch.

En-Suite Shower Room

Wooden obscure glazed window to side, three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

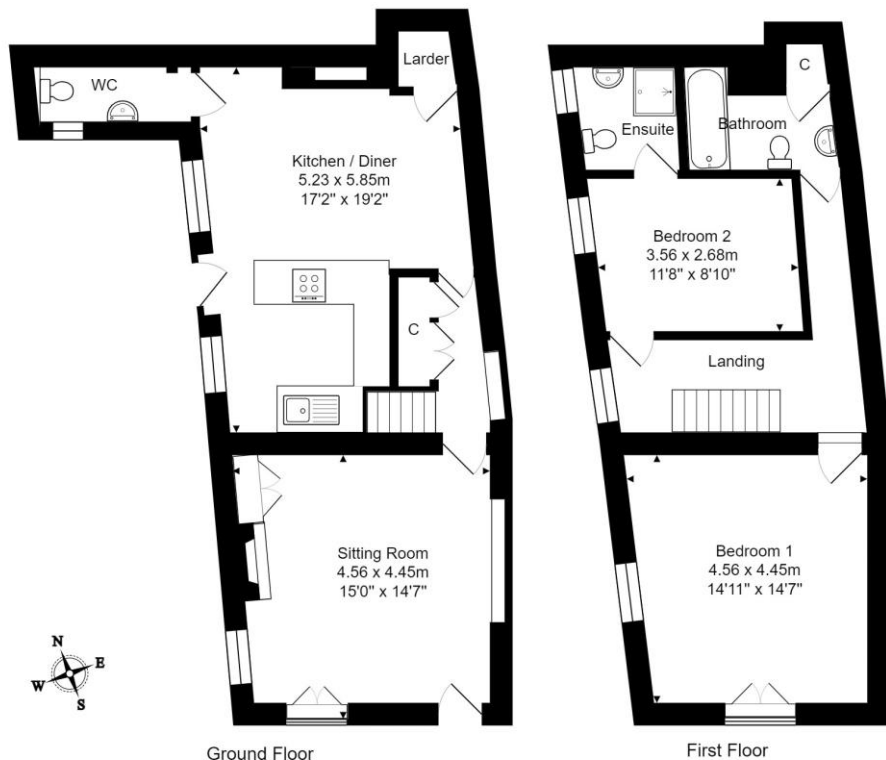
Bathroom

Three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, built-in airing cupboard.

EXTERNALLY

Small courtyard to side.





Total Approximate Area: 102.9 m² ... 1108 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcasessments.co.uk



Council Tax: Band D - £2,435.11 (April 2024 - March 2025 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the Agent Kingstons.

What3words: ///bends.crash.courts

Directions: From our office in Silver Street, proceed up the hill onto Woolley Street where number 1 will be found on the left-hand side.

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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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