



44 Newtown  
Bradford on Avon, Wiltshire, BA15 1NG



Delightfully renovated Grade II listed townhouse boasting an impressive array of accommodation, including a particularly lovely living space comprising a cozy sitting room with a wood-burning stove and a stunning kitchen/dining room enhanced by a powder-coated aluminium glazed extension. Each floor is rich with period features and charm, creating a captivating atmosphere throughout. Available with no onward chain, early viewing is highly recommended to fully appreciate this splendid home.



- Period Features
- Glazed Extension
- Central Location
- Three Bedrooms
- Kitchen & Dining Room
- Utility Room
- Two Shower Rooms
- Bathroom
- Garden
- No Onward Chain

£625,000



**ACCOMMODATION** (all dimensions being approximate)

## BASEMENT

**Utility Room** 3.52m (11' 7") x 3.49m (11' 5") max  
Wooden glazed door and window to front, fitted with matching range of base and eye level units with worktop over, plumbing for washing machine, space for tumble dryer, Belfast sink, water softener, radiator, stairs to the ground floor.

## GROUND FLOOR

### Entrance Hall

Wooden obscure glazed entrance door to front, radiator, stairs to the first floor.

**Sitting Room** 4.05m (13' 3") x 3.46m (11' 4") max  
Wooden glazed window to front with secondary glazing, feature fireplace with wood burning stove, radiator.

**Kitchen** 5.58m (18' 4") x 2.67m (8' 9") max  
Fitted with a matching range of base and eye level units with quartz worktop and splashbacks, Belfast sink, integrated dishwasher and microwave, fridge/freezer, fitted electric double oven, induction hob with built-in extractor, ceramic sink with waste disposal, radiator, wooden entrance door to side.

**Dining Room** 3.61m (11' 10") x 2.29m (7' 6") max  
Powder coated aluminium construction with double glazed windows to rear, double glazed door to garden, two electric opening skylights.

## FIRST FLOOR

### Landing

Radiator, stairs to the second floor.

**Bedroom 2** 3.46m (11' 4") x 3.05m (10' 0") max  
Wooden glazed sash window to front, built-in wardrobe, radiator.

**Bedroom 3** 3.37m (11' 1") x 2.59m (8' 6")  
Wooden glazed sash window to rear, built-in storage cupboard, radiator.

### Bathroom

Wooden glazed sash window to side, fitted with three piece suite comprising bath, wash hand basin with cupboard under and close coupled WC, tiled splashbacks and floor, extractor fan, heated towel rail.

### Shower Room

Wooden glazed sash window to front, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

## SECOND FLOOR

### Landing

Loft hatch with pull down ladder to boarded loft room with wall mounted gas combination boiler and two radiators.

**Bedroom 1** 3.62m (11' 11") x 3.35m (11' 0")  
Wooden glazed sash window to front, wooden glazed window to rear providing access to roof terrace, built-in wardrobe, radiator

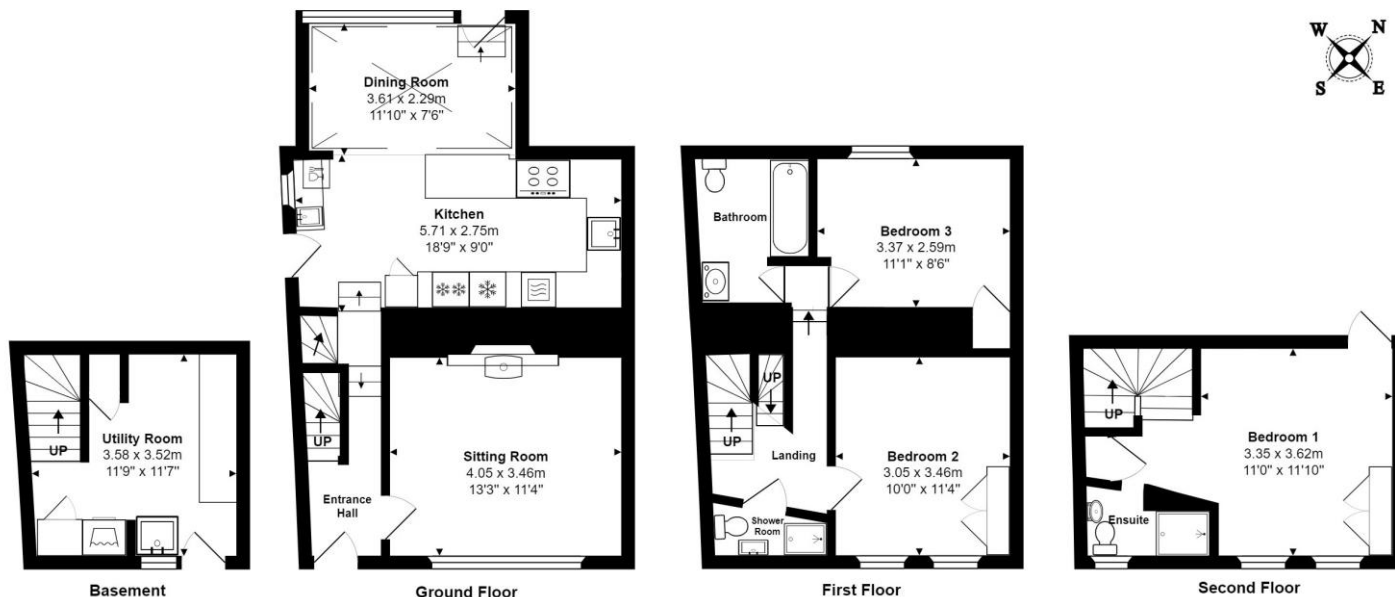
### En-Suite Shower Room

Glazed sash window to front, three piece suite comprising shower area, wash hand basin with cupboard under and close coupled WC, tiled splashbacks and floor, extractor fan, heated mirror, heated towel rail.

## EXTERNALLY

Enclosed terraced garden to rear with three separate levels providing two patio areas and upper level with storage shed, gated side access.





Total Area: 115.9 m<sup>2</sup> ... 1248 ft<sup>2</sup>

**IMPORTANT NOTICE:** This floor plan is intended to support potential buyers/tenants to better visualise a property's internal layout. It should be used in conjunction with marketing images to create a sense of the inside spaces. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. Not drawn to scale.

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

**Tenure:** Freehold.

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

**What3words:** ///seducing.lightens.lurching

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown. Number 44 will be found further along on the right-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		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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