



25 Poulton  
Bradford on Avon, Wiltshire, BA15 1EA

Mature family-sized terraced home enjoying an enviable tucked-away position backing onto playing fields, within easy reach of many local amenities including Fitzmaurice primary school and the train station. Requiring some modernisation but providing well-proportioned accommodation and enjoying a southerly rear garden, early and decisive viewing is strongly recommended.



Three Bedrooms  
Sitting Room  
Kitchen/Dining Room  
Conservatory  
Cloakroom  
Bathroom  
Garden

**£290,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Storage cupboard, stairs to the first floor with cupboard under, radiator.

#### Sitting Room

4.16m (13'8") x 3.18m (10'5")  
UPVC double glazed window to rear, radiator.

#### Kitchen/Dining Room

5.29m (17'4") x 3.17m (10'5")  
UPVC double glazed windows to front and rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer, fitted electric oven, four ring electric hob, built-in microwave, radiator.

#### Conservatory

3.00m (9' 10") x 1.70m (5' 7")  
UPVC double glazed window to rear, tiled floor, UPVC double glazed door to garden.

#### Cloakroom

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

### FIRST FLOOR

#### Landing

UPVC double glazed window to front, loft hatch.

#### Bedroom 1

4.14m (13'7") x 3.18m (10'5")  
UPVC double glazed window to rear, radiator.

#### Bedroom 2

3.28m (10'9") x 3.17m (10'5")  
UPVC double glazed window to rear, radiator.

#### Bedroom 3

2.92m (9'7") x 2.03m (6'8")  
UPVC double glazed windows to front and side, radiator.

#### Bathroom

UPVC obscure double glazed window to front, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks and floor, cupboard housing wall mounted gas combination boiler, radiator.

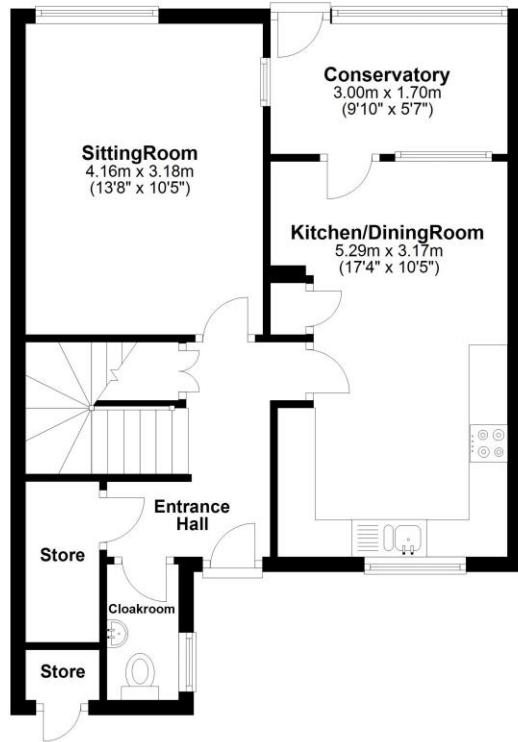
### EXTERNALLY

The front garden is mainly laid to gravel, storage cupboard. The rear garden mainly laid to gravel and patio, flower and shrub borders, gated rear access.



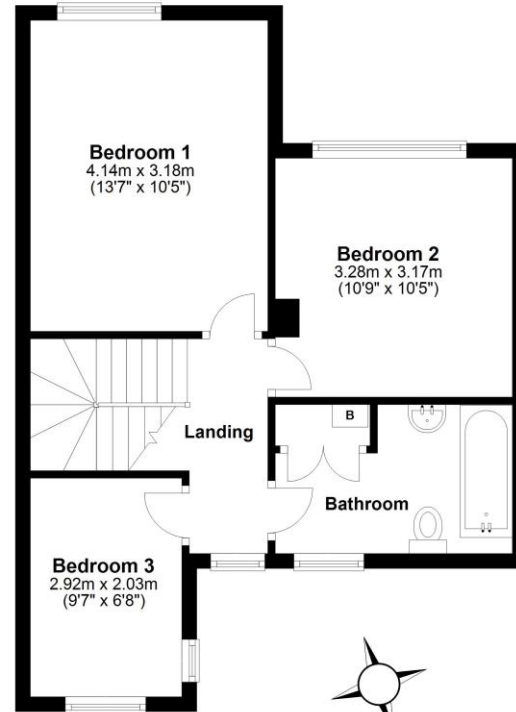
### Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 92.9 sq. metres (1000.1 sq. feet)

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



**Council Tax:** Band B - £1,893.98 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

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

**What3words:** ///verges.thrillers.microfilm

**Directions:** From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Take the first exit at the next mini roundabout and continue onto Trowbridge Road. Turn right at the next mini roundabout onto Poulton. Proceed to the end of the road and (on foot) turn right in front of the last terrace of houses, where number 25 will be found further along 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		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		