



33b Market Street
Bradford on Avon, Wiltshire, BA15 1LL

Spacious maisonette with its own private entrance and courtyard garden, situated in a Grade II listed building enjoying an envious position in the centre of town. Ideally located to make use of the central amenities and train station, this would be an ideal property for a downsize, second home or holiday investment. Available with no onward chain.

Two Bedrooms
Sitting/Dining Room
Kitchen
Shower Room
Courtyard Garden
Private Entrance
No Onward Chain

£220,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden double glazed obscure entrance door to rear, wooden single glazed sash window to side, stairs to second floor.

FIRST FLOOR

Hall

Wooden obscure single glazed window to rear.

Hallway

Stairs to third floor with storage under.

Kitchen 3.89m (12'9") x 2.75m (9')

Wooden single glazed sash window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, freestanding electric cooker.

Sitting/Dining Room

6.18m (20'3") x 4.20m (13'9")

Two wooden double glazed sash windows to front, two electric heaters.

SECOND FLOOR

Landing

Wooden single glazed window to side, wooden single glazed sash window to rear.

Bedroom 1 4.05m (13'3") x 3.95m (13') max

Wooden double glazed window to front, built-in wardrobe, electric heater.

Bedroom 2 3.80m (12'6") x 1.88m (6'2")

Wooden double glazed window to front, electric heater.

Bathroom

Three piece suite comprising shower enclosure with electric shower, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, airing cupboard housing hot water cylinder, electric heater.

EXTERNALLY

Courtyard garden mainly laid to patio, storage shed. A shared gate provides access to both 33a & 33b and bins can be stored on the patio area.

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

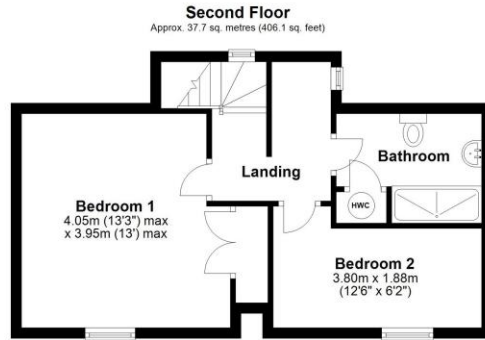
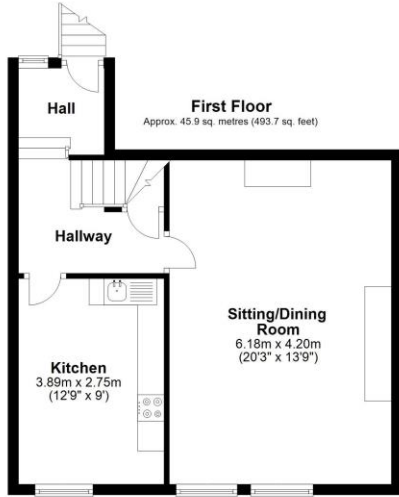
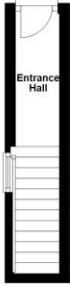
Tenure: Leasehold (new 999 year lease to be drawn up).

Ground Rent: N/A.

Service Charge: There is no fixed service charge but this property is responsible for a share of the buildings insurance and external maintenance.



Ground Floor
Approx. 4.1 sq. metres (43.7 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 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**.

What3words: ///kind.efficient.monday

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 where 33b will be found on the right-hand side (accessed to the rear via an alleyway between Second Hand Rose and BJP Finance).

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		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G	14 G	