



47 Wine Street
Bradford on Avon, Wiltshire, BA15 1NS



This charming end-of-terrace period home is ideally situated on the Bath side of the river, just a short walk up the hill and close to central amenities, including the train station, swimming pool, and library. Lovingly maintained as a family holiday home for approximately 40 years, the property retains much of its original character. It presents a wonderful opportunity as a first-time purchase, downsizing option, or a lock-up-and-leave for frequent travellers. Rare to the market and available with no onward chain, prompt viewing is highly recommended.



Well Located For Amenities
Two Double Bedrooms
Open Plan Sitting Dining Room
Fitted Kitchen
Four Piece Bathroom Suite
Gas Central Heating
No Onward Chain

£385,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Glazed obscure entrance door to front, stairs to first floor, radiator.

Sitting Room 3.37m (11'1") x 3.13m (10'3")

Double glazed sash window to front, feature fireplace, radiator, open plan to:

Dining Room 3.66m (12') x 3.13m (10'3")

Glazed sash window to rear, feature fireplace, radiator, under stair storage.

Kitchen 3.02m (9'11") x 2.50m (8'2")

Glazed window to rear, obscure glazed sash window to side, door to side, fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink, integrated dishwasher, plumbing for washing machine, freestanding fridge/freezer, fitted electric oven and four ring electric hob with extractor hood over, radiator.

FIRST FLOOR

Landing

Radiator.

Bedroom 1 5.13m (16'10") x 3.19m (10'5")

Two double glazed sash windows to front, feature fireplace, radiator, cupboard.

Bedroom 2 3.65m (12') x 3.51m (11'6")

Glazed sash window to rear, feature fireplace, radiator.

Bathroom 3.03m (9'11") x 2.51m (8'3")

Glazed window to rear, four piece suite comprising bath with hand shower attachment, wash hand basin with cupboard under, shower enclosure and low-level WC, tiled splashbacks, radiator, access to loft, gas combination boiler (newly fitted in 2024).

EXTERNALLY

Rear terraced garden with a variety of flowers and shrubs. A path between the house and garden provides rear access for both this property and neighbours.

Council Tax:

Band C - £2164.54

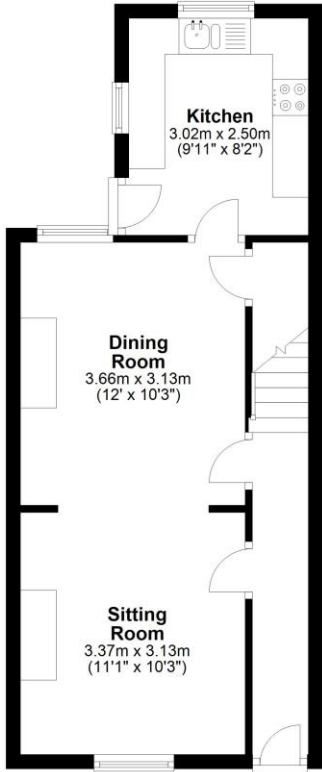
(April 2024 - March 2025 financial year)

Tenure:

Freehold.



Ground Floor
Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 81.4 sq. metres (875.7 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 turn right at the roundabout onto Market Street. Continue up the hill onto Masons Lane and take the first exit at the roundabout onto Bath Road. Take the first exit at the next roundabout onto Winsley Road and take the fourth turning left onto Wine Street. Number 47 will be found near the bottom of the hill on the left-hand-side.

What3words: ///revamping.inhaled.incurring

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.

