



Fourstones, 222b Winsley Road
Bradford on Avon, Wiltshire, BA15 1QT



A beautifully presented link-detached home, perfectly situated in a tucked-away position on the desirable Bath side of town. This property enjoys close proximity to local amenities, including St Laurence and Christchurch schools, the Wiltshire Music Centre, and the Co-op supermarket. Designed with family living in mind, it features an impressive open-plan living area, ample parking, and a generously sized garden. A truly inviting home, ideal for modern family life. Vendor suited.



Convenient For Bath Side Amenities
Three Bedrooms
Open Plan Living Space
Cloakroom
Bathroom
Driveway
Garden
Gas Central Heating
Double Glazing
Vendor Suited

£450,000



GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door and window to front, built in storage with space for tumble dryer, tiled flooring, stairs to first floor, radiator.

Open Plan Living Space 7.18m (23'7") x 5.49m (18')

Two UPVC double glazed windows to front, UPVC double glazed double door and window to rear, fitted with a matching range of base and eye level units with quartz worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, matching island unit with oak worktop space over and drawers under, integrated dishwasher and washing machine, space for fridge/freezer, fitted electric oven, four ring electric hob with extractor hood over, built-in microwave, cupboard housing wall mounted gas combination boiler, two radiators.

Rear Hallway

UPVC obscure double glazed window to side and door to garden.

Cloakroom 2.12m (6'11") x 1.01m (3'4")

Comprising wash hand basin and close coupled WC, extractor fan, radiator.

FIRST FLOOR

Landing

UPVC obscure double glazed window to side, cupboard, access to loft, radiator.

Bedroom 1 4.08m (13'5") x 2.98m (9'9")

UPVC double glazed window to front, radiator.

Bedroom 2 3.17m (10'5") x 3.06m (10')

UPVC double glazed window to rear, radiator.

Bedroom 3 2.82m (9'3") x 2.37m (7'9")

UPVC double glazed window to front, radiator.

Bathroom

3.27m (10'9") max x 1.88m (6'2") max

Two UPVC obscure double glazed windows to rear, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, radiator, tiled flooring.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with patio area, shed, covered pergola, gated side access, cold water tap and exterior lighting. A driveway to the front provides off road parking, with exterior power and lighting.

Council Tax:

Band D - £ 2435.11

(April 2024 - March 2025 financial year).

Tenure: Freehold.

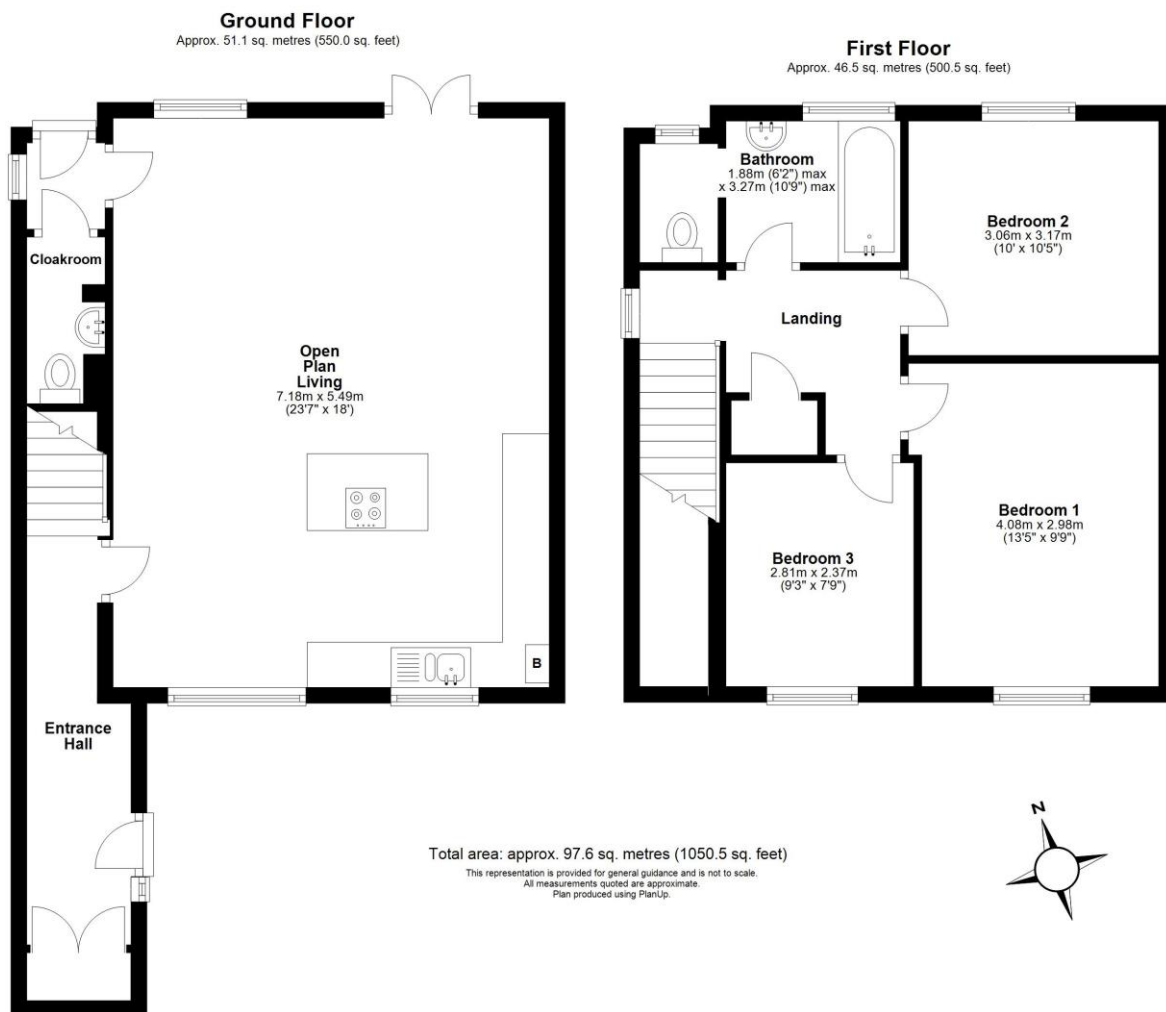
Agents Note

The area of this property attached to its neighbour is the entrance hall.

Viewing:

Strictly by appointment via Kingstons.





What3words ///position.exhale.messaging

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed to the top of the hill via Masons Lane and bear left at the mini roundabout onto Bath Road. Turn left at the mini roundabout onto Winsley Road and continue until reaching the Co-Op supermarket on the right-hand side. Turn into the car park, pass the shop and Fourstones will be found to the left of the shop.

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		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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