



14c St. Margarets Street
Bradford on Avon, Wiltshire, BA15 1DA



A rare opportunity to acquire a period semi detached home with a generous garden, enjoying a tucked-away position in the centre of town, ideally positioned for the railway station and the other central amnities that Bradford has to offer. Available with no onward chain and presenting an ideal first-time purchase, second home or investment property, early viewing is recommended.

One Bedroom
Open Plan Living Space
Bathroom
Garden
No Onward Chain

£235,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Living Space

4.80m (15' 9") x 3.51m (11' 6")

Wooden double glazed sash windows to front and side, wooden entrance stable door to side, cupboard housing hot water cylinder, stairs to the first floor with storage cupboard under, electric heater, kitchen area fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit, electric oven and hob with extractor hood over.

FIRST FLOOR

Landing

Wooden double glazed sash window to side, built-in wardrobe.

Bedroom

3.80m (12' 6") x 2.50m (8' 2")

Double glazed Velux window to rear, electric heater.

Bathroom

Three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC.

EXTERNALLY

Garden mainly laid to lawn with flower and shrub borders, patio area. Rear gate to access from St. Margarets Hill and front access via a shared path onto St. Margarets Street.

Council Tax: Band A - £1706.64

(April 2025 - March 2026 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the Agent Kingstons.

What3words: ///crisp.supposes.reclaim

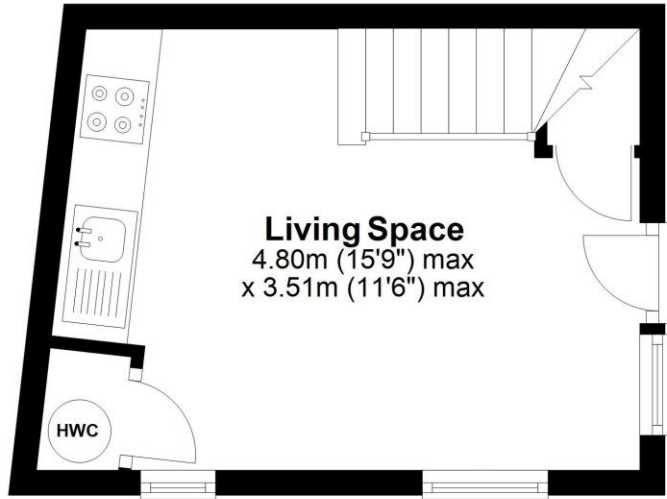
Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and over the town bridge onto St. Margarets Street. Take the first exit at the next mini roundabout and then take the first turning left onto St. Margarets Hill. There is a path on the left-hand side leading to the rear gate of this property.

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.



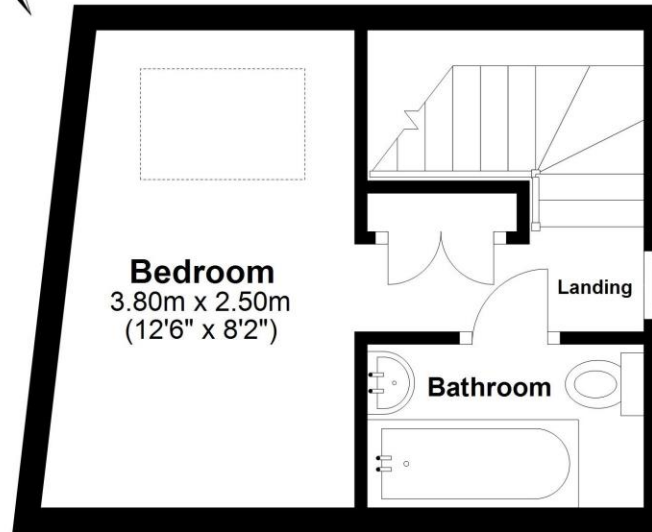
Ground Floor

Approx. 16.2 sq. metres (173.8 sq. feet)



First Floor

Approx. 17.4 sq. metres (187.2 sq. feet)



Total area: approx. 33.5 sq. metres (361.0 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		