



19 Huntingdon Street
Bradford on Avon, Wiltshire, BA15 1RF



A charming Grade II listed, double-fronted period home perfectly positioned on the Bath side of Bradford on Avon, offering easy access to open countryside and local amenities. Nearby attractions include St Laurence School, Ashley Road play park, the Co-Op supermarket, and the Wiltshire Music Centre. This delightful property retains much of its original character, with well-balanced accommodation arranged over two floors and an enclosed garden enjoying a sunny southerly aspect. A rare opportunity to acquire a practical yet characterful home in a highly desirable location—an opportunity not to be missed.

Three Double Bedrooms
Sitting Room With Wood Burning Stove
Snug
Kitchen/Dining Room
Ground Floor Bathroom
First Floor Cloakroom
Garden
No Onward Chain

£550,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

4.14m (13'7") x 3.48m (11'5")

Wooden windows to each side, fitted with a matching range of base units with worktop space over, ceramic Belfast sink unit, space for fridge/freezer, electric point for cooker, storage cupboard, radiator, tiled floor.

Bathroom

Two wooden windows to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under and low-level WC, tiled splashbacks, extractor fan, storage cupboard, radiator.

Sitting Room 4.65m (15'3") x 4.54m (14'11")

Wooden single glazed sash window to front, feature fireplace with wood burning stove, two storage cupboards, radiator, stairs to first floor, stable door to garden, open to:

Snug 3.94m (12'11") max x 3.89m (12'9") max

Wooden single glazed sash window to front, radiator.

FIRST FLOOR

Landing

Wooden single glazed window to rear, radiator.

Bedroom 1 4.18m (13'8") x 3.78m (12'5")

Wooden single glazed sash window to front, two storage cupboards, radiator.

Bedroom 2 4.76m (15'7") max x 3.65m (12') max

Wooden single glazed window to side, boiler cupboard, radiator.

Bedroom 3 4.02m (13'2") max x 3.33m (10'11") max

Wooden single glazed sash window to front, radiator.

WC

Wash hand basin and close coupled WC, storage cupboard.

EXTERNALLY

The enclosed garden is mainly laid to lawn with gated side access, exterior light, patio and shed.

Council Tax:

Band D - £2,559.95

(April 2025 - March 2026 financial year)

Tenure:

Freehold.





Total area: approx. 122.6 sq. metres (1319.4 sq. feet)

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



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

What3words: ///sitting.deflate.ecologist

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 second exit at the next roundabout and then the next turning left onto Ashley Road. Take the second turning onto Huntingdon Street where number 19 will be found on the right. We would recommend parking on Ashely Road and walking to the house.

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		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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