



56 Newtown
Bradford on Avon, Wiltshire, BA15 1NG

Three storey period town house enjoying smart, well proportioned accommodation with an abundance of character features throughout. Situated in a Grade II* listed terraced which enjoys an envious location just above the town centre, within a short walk of the shops, restaurants, train station and other central amenities that are on offer. Available with no onward chain.



Two Double Bedrooms
Sitting Room
Kitchen
Cloakroom
Bathroom
Courtyard Garden
No Onward Chain

£440,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Porch

Wooden entrance door to front.

Sitting Room

4.75m (15' 7") x 4.45m (14' 7")

Wooden single glazed window to front, feature fireplace with open fire, exposed floorboards, door to stairs to the first floor with storage cupboard under, radiator.

Kitchen

6.40m (21') x 2.24m (7'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge freezer, dishwasher and washing machine, five ring electric hob with extractor hood over, radiator, wooden single glazed stable door to garden.

FIRST FLOOR

Landing

Stairs to the second floor, exposed floorboards.

Bedroom 2

4.75m (15'7") x 4.44m (14'7")

Wooden single glazed window to front, feature fireplace, exposed floorboards, radiator.

Cloakroom

Wash hand basin with cupboard under, close coupled WC, tiled splashback, extractor fan, heated towel rail, exposed floorboards.

SECOND FLOOR

Bedroom 1

4.75m (15' 7") x 4.70m (15' 5")

Wooden single glazed windows to front and rear, exposed floorboards, two radiators.

En-Suite Bathroom

Three piece comprising rolltop bath with electric shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, exposed floorboards.

Dressing Room

Exposed floorboards, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to patio with flower and shrub borders, storage shed.

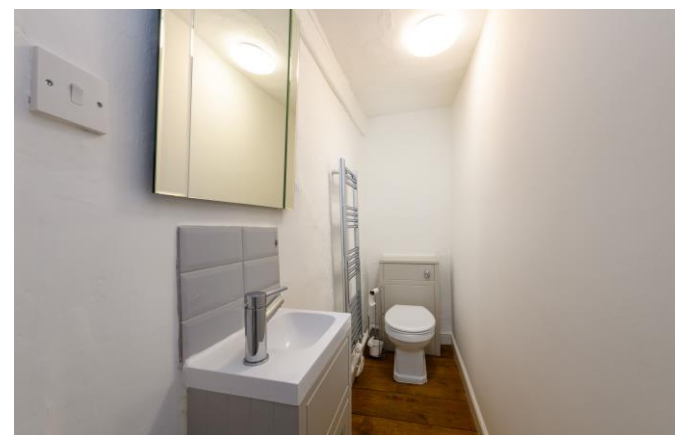
Council Tax: Band D - £2,435.11

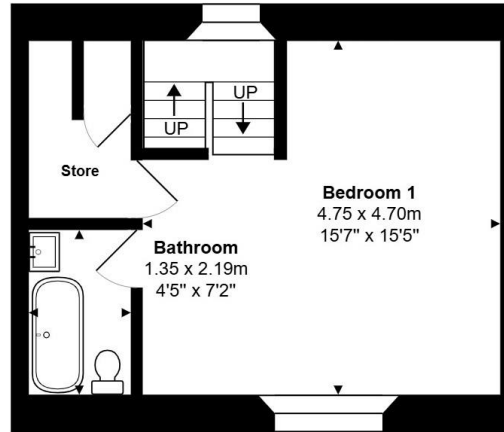
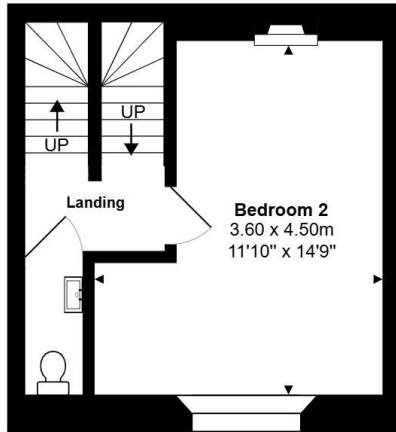
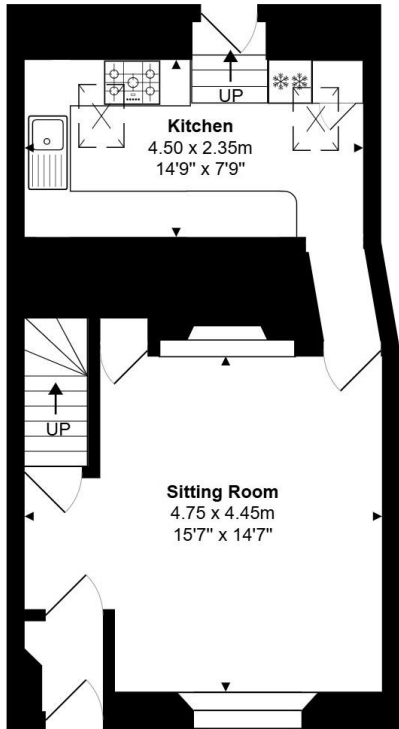
(April 2024 - March 2025 financial year)

Tenure: Leasehold

(999 year lease from 24th June 1987)

Viewing: Strictly by appointment through the agent Kingstons.





Total Area: 94.1 m² ... 1013 ft²

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only.
(Not drawn to scale)

What3words: ///distorts.variation.footpath

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 and take the second turning left onto Newtown. Number 56 will be found on the right-hand side.

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

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