



25 Bath Road
Bradford on Avon, Wiltshire, BA15 1SW



A charming three-storey period home offering characterful accommodation throughout, featuring a welcoming sitting room with a wood-burning stove, spacious dining room, well-appointed kitchen and breakfast room / conservatory. Conveniently located on the Bath side of town, within walking distance of local amenities including the Co-Op supermarket, Wiltshire Music Centre, Christchurch Primary School and St. Laurence Secondary School. Offered with no onward chain, early viewing is highly recommended.

Four Bedrooms
Sitting Room
Dining Room
Kitchen
Conservatory
Utility Room
Cloakroom
Garden
No Onward Chain

£500,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Entrance Hall

Wooden entrance door to front with single glazed window above, stairs to the first floor with storage cupboard under, built-in storage cupboard, radiator.

Sitting Room 3.97m (13') x 3.48m (11'5")

Single glazed sash window to front with secondary glazing, feature fireplace with wood burning stove, recessed storage cupboard with shelving above, exposed floorboards, two radiators.

Dining Room 3.99m (13'1") x 3.91m (12'10")

UPVC double glazed door to rear, feature fireplace, built-in storage cupboard, exposed floorboards, radiator.

Kitchen 4.87m (16') x 2.46m (8'1")

Wooden single glazed window to side, fitted with a matching range of base and eye level units with worktop space over, ceramic sink, plumbing for dishwasher, gas range oven, radiator, tiled floor.

Conservatory 2.46m (8'1") x 2.23m (7'4")

UPVC double glazed construction with sliding doors to both sides, tiled floor.

Utility Room

UPVC double glazed door and window to rear, plumbing for washing machine, tiled floor.

Cloakroom

Wash hand basin, close coupled WC, tiled floor, radiator.

FIRST FLOOR

Landing

UPVC double glazed window to rear, built in storage cupboards, built-in airing cupboard housing hot water cylinder, stairs to the second floor with built-in storage cupboard under, radiator.

Bedroom 2 3.48m (11'5") x 3.45m (11'4")

Wooden double glazed window to front, radiator.

Bedroom 3 3.94m (12'11") x 3.19m (10'6")

UPVC double glazed window to rear, feature fireplace, radiator.

Bedroom 4 2.89m (9'6") x 2.73m (8'11")

UPVC double glazed window to rear, radiator.

Bathroom

Wooden obscure double glazed window to front, fitted with three piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, radiator, tiled floor.

SECOND FLOOR

Landing

Double glazed Velux window to front.

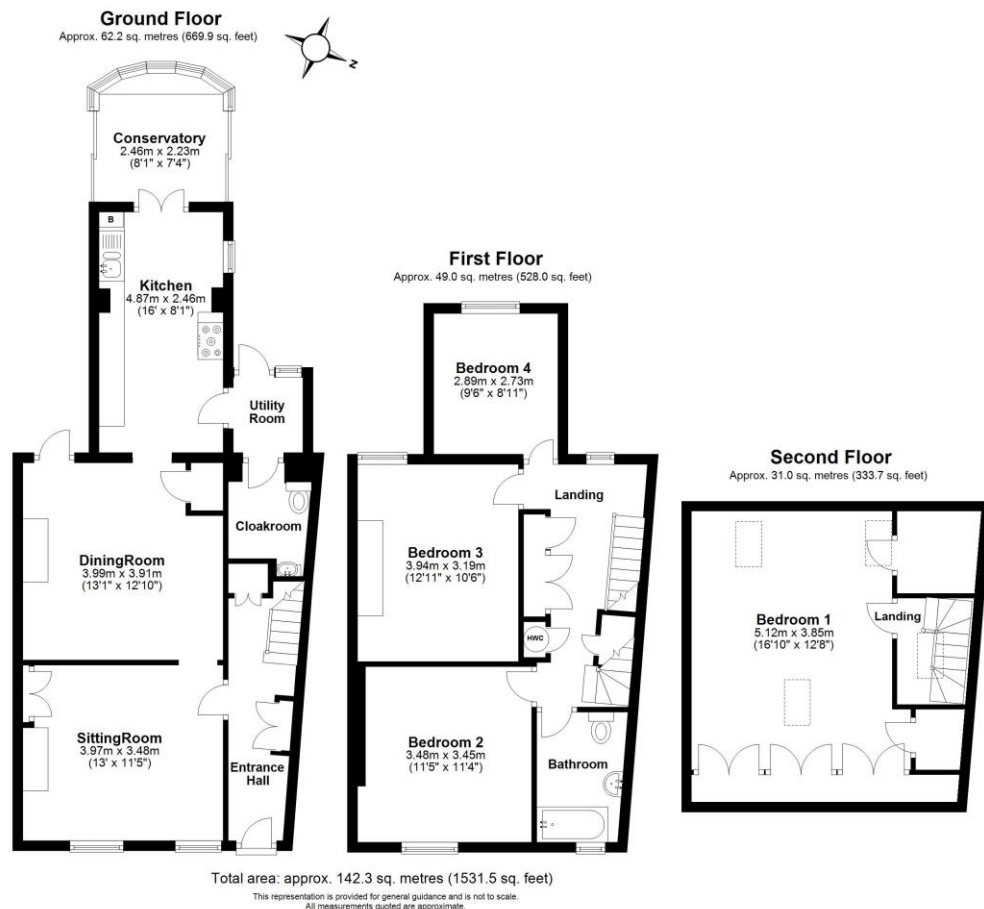
Bedroom 1 5.12m (16'10") x 3.85m (12'8")

Two double glazed Velux windows to rear, double glazed Velux window to front, eaves storage, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of shrubs and flowers, patio area, greenhouse, shed.





Council Tax: Band C - £2275.51 (April 2025 - March 2026 financial year)

Tenure: Freehold.

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

What3words: ///booms.typically.snowboard

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 bear right onto Masons Lane. At the top of the hill take the first exit at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout where number 25 will be found further along on the left-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		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY
01225 867591 | bradford@kingstons.biz
www.kingstons.biz

