



Dolphin House

19 St. Margarets Street, Bradford on Avon, Wiltshire, BA15 1DD



KINGTONS

Delightful Grade II listed town house retaining a wealth of character features and providing smart, well-proportioned accommodation throughout, including a lovely sitting room with wood burning stove and main bedroom with en-suite bathroom. Conveniently situated on the edge of the town centre, within a 'stone's throw' of the train station and many other local amenities.



Three Bedrooms
Study
Sitting Room
Dining Room
Kitchen
En-Suite Bathroom
Four Piece Bathroom Suite
Garden

£550,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Entrance Hall

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

Dining Room 3.7m (12' 2") x 3.57m (11' 9")

Glazed window to rear, larder cupboard, cupboard housing gas boiler, radiator, double glazed door to rear garden.

Kitchen 3.92m (12' 10") x 2.25m (7' 5")

Double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink with mixer tap, fitted electric oven, four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled floor.

Sitting Room 4.92m (16' 2") x 4.40m (14' 5")

Glazed sash window to front with secondary glazing and wooden shutters, feature fireplace with wood burning stove, two radiators, exposed floorboards.

FIRST FLOOR

Landing

Stairs to the second floor.

Bedroom 1 4.88m (16') x 4.40m (14' 5") max

Glazed window to front with secondary glazing and wooden shutters, built in storage cupboards, radiator.

En-Suite Bathroom

Glazed window to front with secondary glazing and window shutters, internal stained-glass window, three piece suite comprising bath with shower over, wash hand basin with cupboards under, close coupled WC, tiled splashbacks and floor, heated towel rail, extractor fan, underfloor heating.

Bedroom 3 3.96m (13') x 2.21m (7' 3")

Double glazed window to rear, radiator.

Study 3.64m (11' 11") x 2.12m (6' 11") max

Double glazed window to rear, built-in storage cupboard and airing cupboard housing hot water cylinder, radiator.

Bathroom

Double glazed window to rear, fitted with four piece suite comprising bath with shower over, pedestal wash hand basin, shower enclosure, close coupled WC, tiled splashbacks, extractor fan, shaver point and light, radiator.

SECOND FLOOR

Landing

Glazed window to side, eaves storage, loft hatch.

Bedroom 2 4.49m (14' 9") x 3.52m (11' 7") max

Glazed window to front with secondary glazing and wooden shutters, radiator, eaves storage.

EXTERNALLY

Patio area with steps leading up to the main garden which is laid to lawn with flower and shrub borders, lighting, cold water tap, wooden summer house.





Tenure: Freehold.

Council Tax: Band E - £3,128.82 (April 2025 - March 2026 financial year)

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

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 and the next mini roundabout where number 19 will be found 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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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