



25 Tory  
Bradford on Avon, Wiltshire, BA15 1NN

Soak in breathtaking views of Bradford's charming townscape from one of its most beloved and picturesque locations. Offered with no onward chain, this rare four-storey Grade II Listed end-of-terrace home blends character with practicality. The accommodation is thoughtfully arranged and includes two double bedrooms, a bathroom, a separate shower room, and a versatile garden office - ideal for working from home or creative pursuits. A welcoming sitting room with a wood-burning stove and a sociable kitchen-diner make this home perfect for both relaxing and entertaining. Perched in an elevated position, opportunities like this don't come along often.

£438,000



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Kitchen/Dining Room

5.04m (16'6") x 3.79m (12'5")

Wooden single glazed sash window to front, stable entrance door, fitted with a matching range of base and eye level units with worktop space over, ceramic belfast sink with tiled splashbacks, washing machine, fridge/freezer and tumble dryer, electric oven range, storage cupboard, tiled flooring with under floor heating, built in banquet seating.

### FIRST FLOOR

#### Landing

Stairs to the second floor.

#### Sitting Room

3.79m (12'5") x 3.29m (10'10")

Wooden single glazed sash window to front, feature fireplace with wood burning stove, radiator, fitted shelving.

#### Bathroom

1.65m (5'5") x 1.40m (4'7")

Wooden obscure single glazed window to rear, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

### SECOND FLOOR

#### Landing

Hardwood single glazed window to rear, stairs to the third floor.

#### Bedroom 1

3.78m (12'5") x 3.35m (11')

Wooden single glazed window to front, feature fireplace, two radiators.

#### Shower Room

1.81m (5'11") x 1.07m (3'6")

Aluminium frame obscure single glazed window to rear, three piece suite comprising shower enclosure, corner wash hand basin and close coupled WC. extractor fan, boiler cupboard, tiled flooring with under floor heating.

### THIRD FLOOR

#### Bedroom 2

3.71m (12'2") max x 3.34m (10'11")

Wardrobe, radiator, eaves storage space.

### EXTERNALLY

The garden is located across the path in front of the house and mainly laid to gravel with log store, storage unit and:

#### Garden Office

1.90m (6'3") x 1.67m (5'6")

UPVC double glazed window and entrance door, electric radiator.

#### Council Tax:

Band D - £2,559.95 (April 2025 - March 2026 financial year).

#### Tenure:

Freehold.



## Ground Floor

Main area: approx. 20.8 sq. metres (224.0 sq. feet)  
Plus outbuildings: approx. 3.2 sq. metres (34.2 sq. feet)

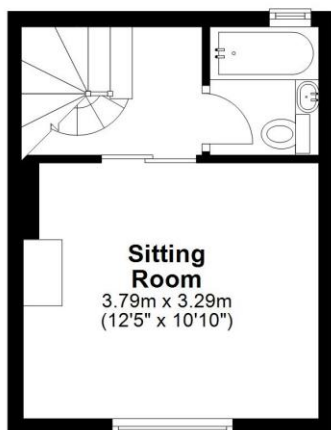


**Kitchen/Dining Room**  
5.04m x 3.79m  
(16'6" x 12'5")

**Office**  
1.90m x 1.67m  
(6'3" x 5'6")

## First Floor

Approx. 19.1 sq. metres (205.8 sq. feet)



**Sitting Room**  
3.79m x 3.29m  
(12'5" x 10'10")

## Second Floor

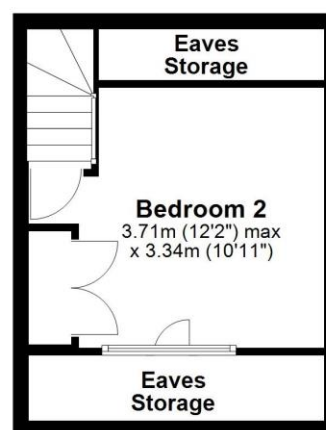
Approx. 19.5 sq. metres (209.7 sq. feet)



**Bedroom 1**  
3.78m x 3.35m  
(12'5" x 11')

## Third Floor

Approx. 18.7 sq. metres (201.5 sq. feet)

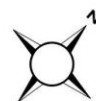


**Bedroom 2**  
3.71m (12'2") max  
x 3.34m (10'11")

Main area: Approx. 78.1 sq. metres (841.1 sq. feet)

Plus outbuildings, approx. 3.2 sq. metres (34.2 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:** ///thinker.blurred.hoops

**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 onto Masons Lane and turn left onto Newtown. By foot, take the first turning right onto Conigre Hill and take the second turning left onto Tory. Continue towards the end of the terrace where number 25 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		85 B
69-80	C		
55-68	D		
39-54	E	42 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

