



23 St. Margarets Street  
Bradford on Avon, Wiltshire, BA15 1DN





This exquisite Grade II listed Victorian townhouse is conveniently situated on the edge of the town centre, just moments away from the train station, restaurants, shops and all the other central amenities that Bradford has to offer. Ideal for families or those seeking a character-filled residence, this superb home effortlessly blends period charm with modern living, enjoying spacious, well-appointed accommodation arranged over four floors. It also boasts the added benefits of a generous garden, garage and driveway. With such a rare combination of desirable features, which is likely to attract a high level of interest, early and decisive viewing is highly recommended.

£1,050,000





## ACCOMMODATION (all dimensions approximate)

### LOWER GROUND FLOOR

#### Hall

Stairs to the ground floor, utility cupboard housing a matching range of base units with ceramic stone worktop over, stainless steel sink, plumbing for washing machine, space for tumble dryer.

#### Cloakroom

Wash hand basin with cupboard under, close coupled WC, extractor fan, limestone tiled floor, under floor heating.

#### Dining Room 4.78m (15'8") x 4.13m (13'7")

Aluminum bi-fold doors to garden, feature fireplace, built-in storage cupboard, limestone tiled floor, under floor heating.

#### Kitchen 5.28m (17'4") x 4.03m (13'3")

Aluminium double glazed windows to front and side, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, integrated fridge/freezer and dishwasher, fitted electric double oven, five ring induction hob with extractor hood over, freestanding island with breakfast bar, limestone tiled floor, under floor heating.

### GROUND FLOOR

#### Entrance Hall

Wooden entrance door to side, radiator, stairs to the first floor.

#### Sitting Room 4.78m (15'8") x 4.37m (14'4")

Wooden single glazed sash windows with shutters to front and side, feature marble fireplace with wood burning stove, two built-in storage cupboards, exposed floorboards, two radiators.

#### Family Room 4.78m (15'8") x 4.13m (13'7")

Wooden single glazed sash windows with shutters to rear and side, two built-in storage cupboards, exposed floorboards, radiator.

### FIRST FLOOR

#### Landing

Stairs to the second floor, exposed floorboards.

#### Bedroom 1 4.91m (16'1") x 4.04m (13'3") max

Wooden single glazed sash windows to rear and side, three built-in storage cupboards, freestanding roll top bath, exposed floorboards, radiator.

#### Bedroom 2 4.87m (16') x 4.44m (14'7")

Wooden single glazed sash windows to front and side, two built-in storage cupboards, exposed floorboards, radiator.

#### Shower Room

Wooden obscure single glazed sash window to side, shower enclosure with fitted shower, wash hand basin, tiled splashbacks and floor, heated towel rail.

### SECOND FLOOR

#### Landing

Wooden double glazed Velux window.

#### Bedroom 3 4.78m (15'8") x 4.46m (14'8")

Wooden double glazed Velux window, wooden double glazed dormer window to side, feature fireplace, radiator.

#### Bedroom 4 4.79m (15'8") x 4.20m (13'9")

Wooden double glazed Velux window, wooden double glazed dormer window to side, feature fireplace, built-in storage cupboard, radiator.

#### Cloakroom

Wash hand basin, close coupled WC, tiled floor.

### EXTERNALLY

To the front of the property is a driveway providing off road parking and steps up to the first floor entrance. Enclosed rear garden mainly laid to lawn with flower and shrub borders, variety of mature shrubs and trees, patio area.

#### Plant Room

Wall mounted gas boiler, hot water cylinder, water softener.

#### Garage 5.05m (16' 7") x 4.53m (14' 10")

Double door to front, power and light connected.





**Council Tax:** Band F - £3,697.71 (April 2025 - March 2026 financial year)

**Tenure:** Freehold.

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

**What3words:** ///tropic.drags.salads

**Directions:** From our office in Silver Street, proceed down the hill, over the mini roundabout and over the town bridge onto St. Margarets Street. Bear left at the mini roundabout where number 23 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.



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