



Honeysuckle Cottage

28 Woolley Street, Bradford on Avon, Wiltshire, BA15 1AG



KINGTONS

Charming double fronted cottage situated in sought-after Woolley area on the Bath side of the river, within easy reach of many local amenities. Requiring some modernisation but providing generously proportioned living space, two double bedrooms, bathroom and en-suite shower. Available with no onward chain, viewing is highly recommended.

Two Double Bedrooms
Sitting Room
Kitchen/Dining Room
Utility Room
En-Suite Shower Room
Bathroom
Rear Courtyard
Front Garden
No Onward Chain

£365,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden single glazed entrance door to front.

Kitchen/Dining Room

4.91m (16'1") x 4.90m (16'1") max

Wooden double glazed windows to front and rear, fitted with a matching range of base and eye level units with worktop space over, breakfast bar, stainless steel sink, space for fridge, fitted electric oven, four ring gas hob with extractor hood over, feature fireplace, radiator.

Sitting Room

4.91m (16'1") x 3.74m (12'3")

Wooden double glazed window to front, feature fireplace with wood burning stove, radiator, stairs to the first floor.

Utility Room

2.65m (8'8") x 2.08m (6'10") max

Wooden obscure single glazed window to rear, fitted base units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge freezer and tumble dryer, radiator, wooden door to garden.

FIRST FLOOR

Landing

Bedroom 1

4.96m (16'3") x 3.03m (9'11") max

Wooden double glazed window to front, built-in wardrobe, radiator, exposed floorboards.

En-Suite Shower Room

Wooden double glazed window to rear, fitted with three piece suite comprising shower enclosure with fitted electric shower, wash hand basin and close coupled WC, extractor fan, shaver point and light, cupboard housing gas combination boiler, heated towel rail.

Bedroom 2

3.81m (12'6") x 3.74m (12'3") max

Wooden double glazed window to front, feature fireplace, built-in wardrobe, radiator.

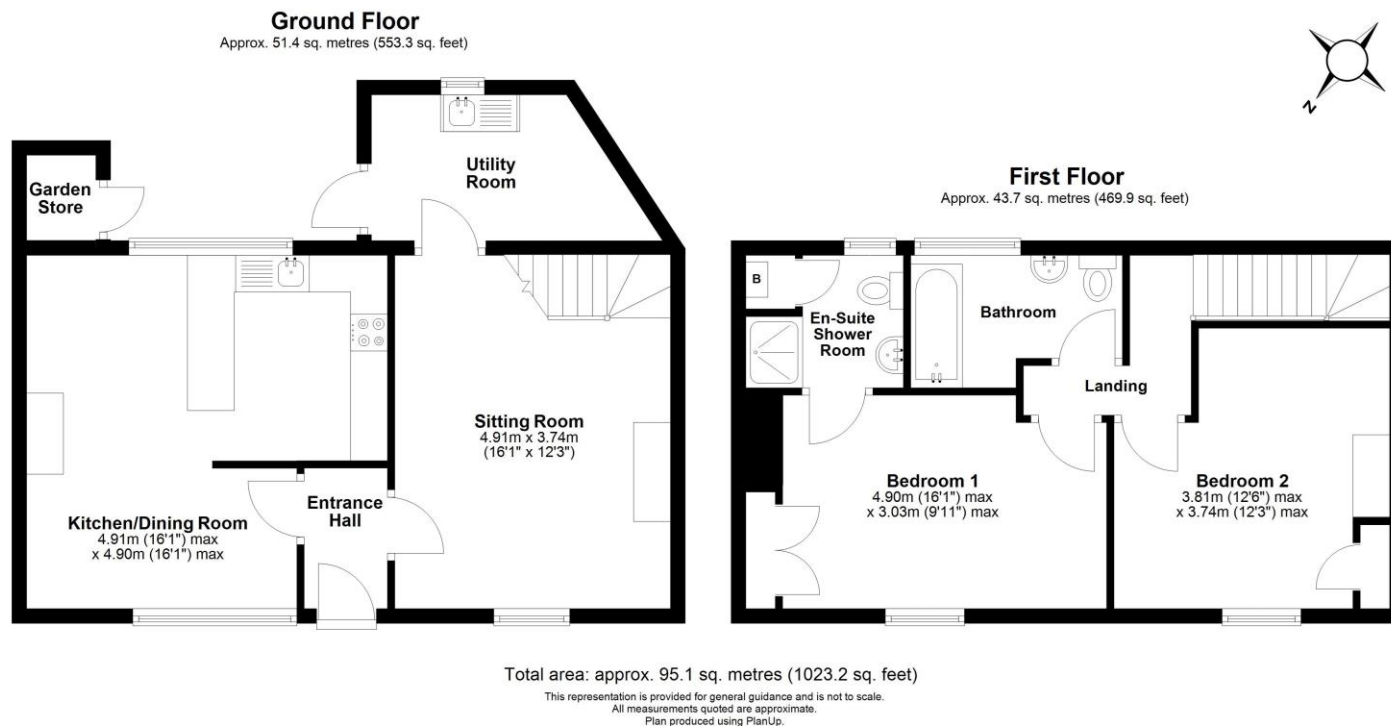
Bathroom

Wooden double glazed window to rear, fitted with three piece suite comprising bath, pedestal wash hand basin and close coupled WC, extractor fan, radiator, loft hatch.

EXTERNALLY

Enclosed rear garden laid to patio with garden store. Front garden is mainly laid to lawn with flower and shrub borders.





Council Tax: Band C - £2,275.51 (April 2025 - March 2026 financial year)

Tenure: Freehold.

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

What3words: ///palaces.driveways.gateway

Directions: From our office in Silver Street, proceed up the hill and continue onto Holt Road. Turn left at the roundabout onto Springfield. At the double mini roundabouts, turn right onto Woolly Street where number 28 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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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