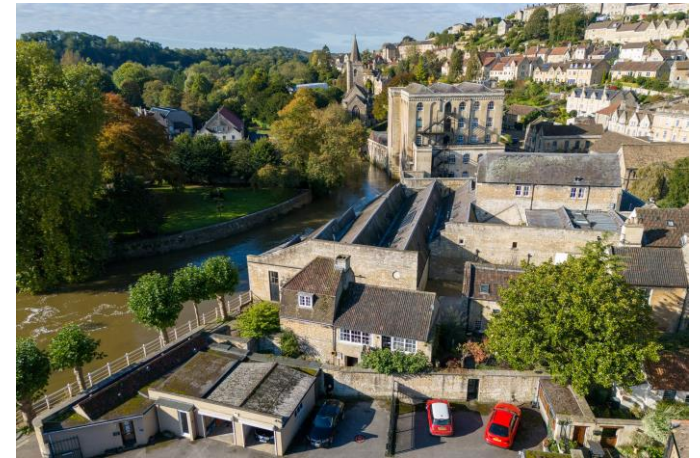




1 Bull Pit
Bradford on Avon, Wiltshire, BA15 1NB

An exceptional detached period home with a large garage and stunning river views, ideally located in the heart of Bradford on Avon. Offering spacious, well-proportioned accommodation across three floors, this rare gem beautifully retains its original character. Perfect for downsizing or as a lock-up-and-leave, this property is available with no onward chain - an opportunity not to be missed.



Large Garage & Store
Central Location
Two Double Bedrooms
Two Shower Rooms
Sitting Room
Dining Room
Kitchen Breakfast Room
Garden
No Onward Chain

£550,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Double Garage

Single glazed wooden window to side, Up and over door, doors to both side, open to:

Store

Half glazed entrance door to front, single glazed wooden window to front, night storage heater, stairs to the first floor.

FIRST FLOOR

Hallway

Stairs to the second floor.

Sitting Room 4.70m (15'5") x 3.43m (11'3")

Two single glazed wooden sash windows to front, electric heater.

Inner Hallway

Single glazed wooden window to side, electric heater.

Kitchen/Breakfast Room 3.78m (12'5") x 2.93m (9'7")

Single glazed window wooden to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, freestanding electric oven with extractor over, electric heater, half glazed wooden entrance door to side.

Dining Room 3.83m (12'7") x 2.93m (9'7")

Single glazed wooden window to side, electric heater.

Inner Hallway

Storage cupboard.

Bedroom 2 3.27m (10'9") x 2.67m (8'9")

Single glazed wooden window to side, fitted wardrobe, electric heater.

Shower Room

Single glazed window to side, three piece suite comprising tiled shower enclosure, pedestal wash hand basin, and close coupled WC, extractor fan, shaver point and light, tiled splashback, electric fan heater.

SECOND FLOOR

Landing

Bedroom 1 3.89m (12'9") x 3.06m (10')

Single glazed wooden windows to front and side, electric heater, access to loft, fitted wardrobe, door to:

En-suite Shower Room 1.98m (6'6") x 1.50m (4'11")

Shower area with fitted electric shower, pedestal wash hand basin, close coupled WC, extractor fan, electric fan heater.

EXTERNALLY

Walled gated front garden laid to patio. Walled rear garden mainly laid to patio with shrub and flower borders, gated side access, cold water tap.

Council Tax:

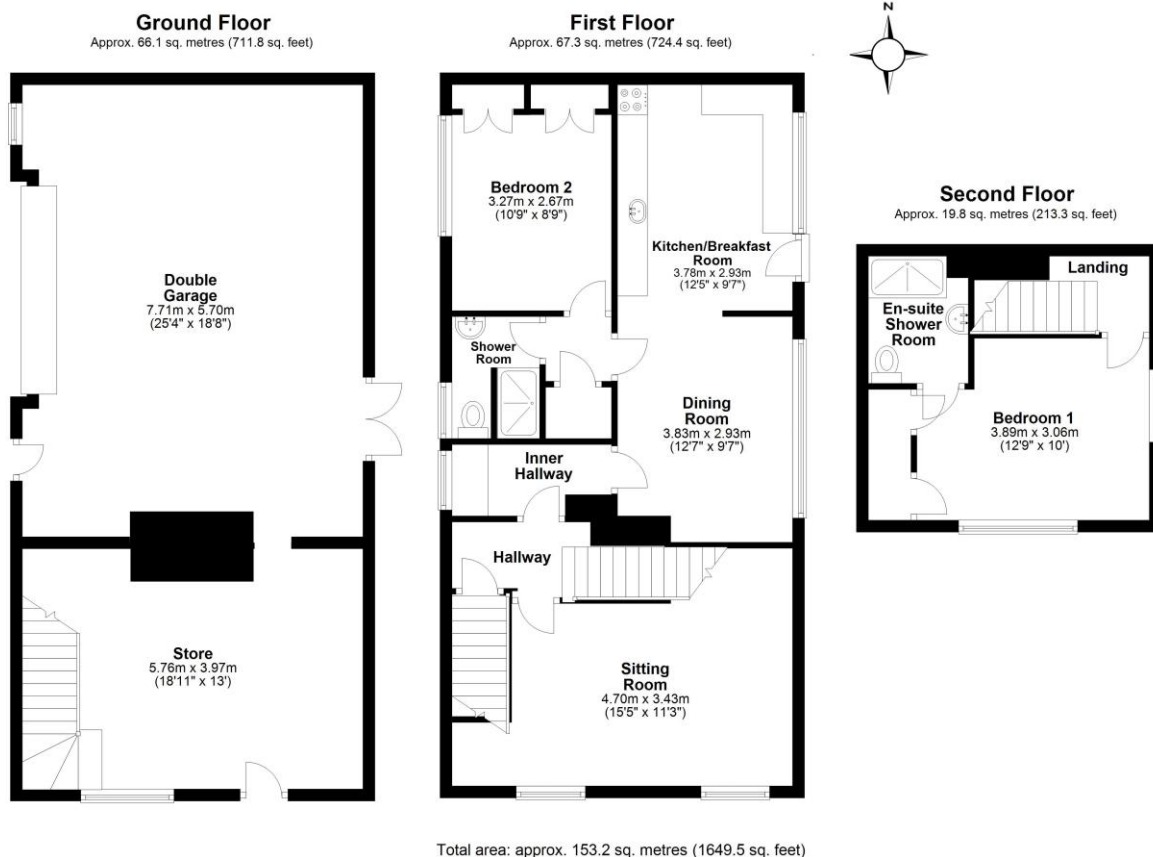
Band C - £2275.51

(April 2025 - March 2026 financial year)

Tenure:

Freehold.





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

What3words: ///valuables.weeded.intention

Directions: From our office in Silver Street, proceed down the hill, over the roundabout and turn right before crossing the town bridge. Turn left before entering the old Swan Hotel car park and 1 Bull Pit will be found past the funeral directors on the right-hand side, opposite the river.

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		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

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