



5 Woolley Terrace  
Bradford on Avon, Wiltshire, BA15 1AY

A charming two-storey cottage tucked away in the sought-after Woolley area, on the Bath side of Bradford on Avon. Peacefully positioned yet conveniently close to the town's excellent amenities, this delightful home offers a perfect blend of character and practicality. The well-proportioned accommodation includes a beautifully presented sitting/dining room, complete with a feature open fireplace. Retaining a wealth of period charm throughout, the property presents an exceptional opportunity for first-time buyers, those looking to downsize, or anyone seeking a second home in this desirable location. Rarely available, early viewing is highly recommended.

Two Bedrooms  
Sitting Dining Room  
Open Fireplace  
Kitchen  
Cloakroom  
Shower Room  
Garden  
Gas Central Heating

**£325,000**



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

#### Entrance Porch

UPVC obscure entrance door to front.

#### Sitting/Dining Room

4.90m (16'1") max x 4.87m (16') max

Wooden single glazed sash windows to front with secondary glazing. Feature fireplace with open fire, recessed cupboard with shelving above, radiator, stairs to first floor with storage under.

#### Kitchen

4.27m (14') max x 2.58m (8'6") max

Wooden single glazed window and door to rear, wooden double glazed Velux window, fitted with a matching range of base and eye level units with worktop space over, twin bowl ceramic sink, plumbing for washing machine, space for fridge, fitted electric oven, four ring gas hob with extractor hood over, radiator, cupboard housing wall mounted gas combination boiler.

#### Cloakroom

1.16m (3'10") x 0.90m (2'11")

Comprising wash hand basin with cupboard under and close coupled WC, extractor fan.

### FIRST FLOOR

#### Landing

Access to loft with pull down ladder, cupboard.

#### Bedroom 1

4.94m (16'2") max x 2.99m (9'10") max

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

#### Bedroom 2

2.58m (8'6") x 2.40m (7'10")

UPVC double glazed window to rear, cupboard, radiator.

#### Bathroom

2.23m (7'4") x 1.80m (5'11")

UPVC obscure double glazed window to rear, three piece suite comprising wash hand basin with cupboard under, shower enclosure and close coupled WC, shaver point, cupboard, radiator.

#### EXTERNALLY

The enclosed rear courtyard is laid to gravel with cold water tap and storage shed. The front garden is mainly laid to patio with an area of cerney gravel and a variety of flowers and shrubs.

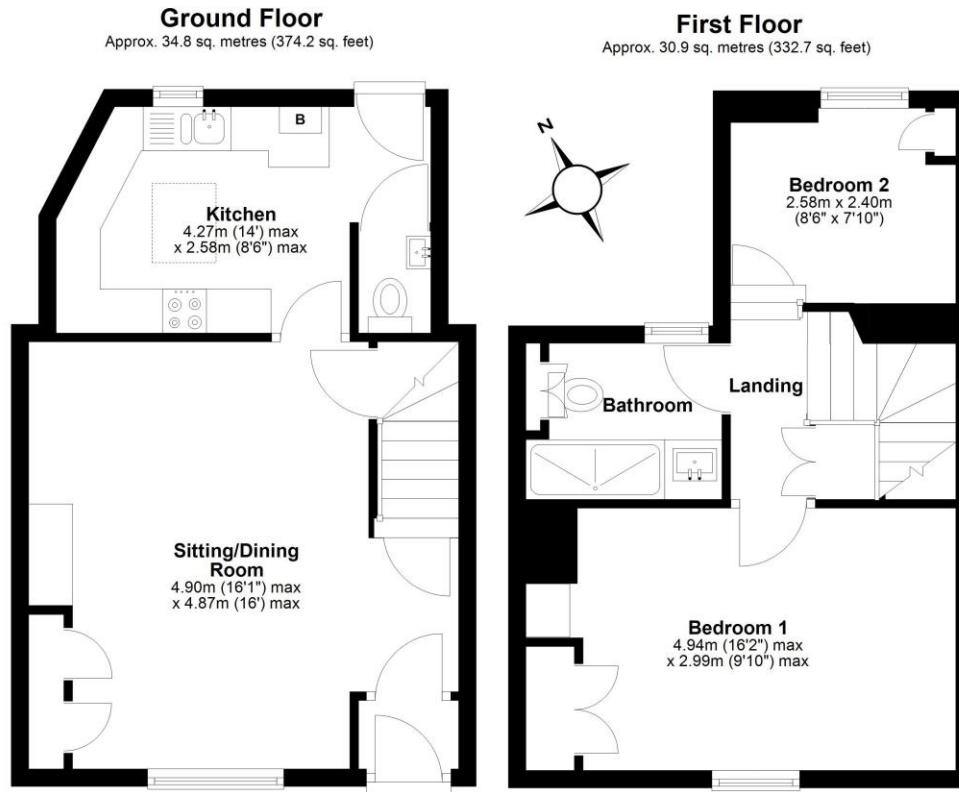
#### Council Tax:

Band C - £2,275.51 (April 2025 - March 2026 financial year).

#### Tenure:

Freehold.





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

**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 Woolley Street and take the first turning right onto Woolley Terrace where number 5 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.



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