



184 Winsley Road
Bradford Avon, Wiltshire, BA15 1NX



A mature semi-detached home, tucked away on the sought-after Bath side of town, offering immense potential. In need of modernisation, this property provides a wonderful opportunity to create a beautiful home in a highly convenient location. Within a short stroll, you'll find Christchurch and St Laurence schools, the Wiltshire Music Centre, Co-Op supermarket, and two popular pubs. Bradford on Avon's vibrant town centre, with its wide range of amenities, is also close at hand. Set on a generous plot, the family-friendly accommodation comprises two reception rooms, a conservatory, cloakroom, driveway, and garage. Offered with no onward chain, this is an excellent choice for first-time buyers, downsizers, or anyone seeking an exciting renovation or grand design project.

£375,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to front, understairs storage.

Cloakroom 1.15m (3'9") x 1.14m (3'9")

Pedestal wash hand basin, close coupled WC, shaver point.

Kitchen 3.03m (9'11") x 2.22m (7'3")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, larder cupboard, stainless steel sink, space for undercounter fridge, four ring electric hob, fitted electric oven, radiator.

Sitting Room 4.30m (14'1") x 3.46m (11'4")

Metal double glazed sliding door, feature fireplace with electric fire, radiator.

Conservatory 2.94m (9'8") x 2.34m (7'8")

UPVC double glazed construction, with double doors to garden.

Dining Room 3.47m (11'5") x 3.26m (10'8")

UPVC double glazed window to rear, radiator.

Hallway 3.41m (11'2") max x 3.24m (10'8") max

UPVC double glazed obscure door and window to side, radiator, stairs to first floor.

FIRST FLOOR

Landing

UPVC double glazed window to front, cupboard housing hot water cylinder.

Bedroom 1 4.29m (14'1") x 3.43m (11'3")

UPVC double glazed window to rear, recessed storage, radiator.

Bedroom 2 3.49m (11'5") x 3.28m (10'9")

UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom 3 3.36m (11') x 2.25m (7'5")

UPVC double glazed window to front, radiator.

Bathroom 2.48m (8'2") x 1.48m (4'10")

UPVC obscure double glazed window to side and front, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, radiator, loft hatch.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of shrubs, trees and plants, ornamental pond, shed, and patio area. The walled front garden is mainly laid to lawn with a variety of shrubs and flowers, cold water tap, exterior lighting, gated side access, and driveway providing off road parking.

Garage

Metal frame single glazed windows to rear and side, up and over door to front.

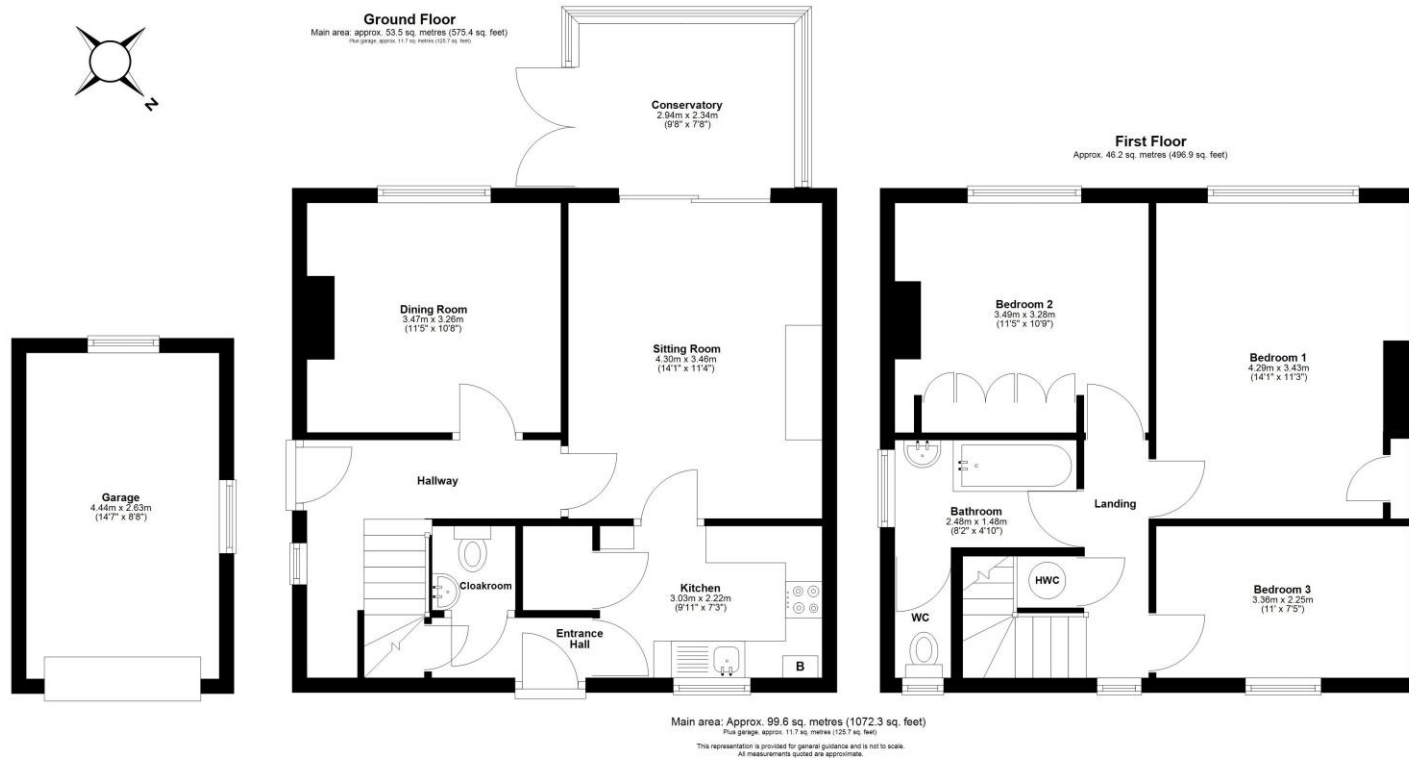
Council Tax:

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

Tenure:

Freehold.





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

What3words: ///clothed.unusable.obstruct

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up Masons Lane and take the first exit at the roundabout onto Bath Road and the first exit at the next roundabout onto Winsley Road. Must past the right hand turning into Budbury Tynning there is a narrow lane leading to number 184 which will be found on the left. We would advise parking elsewhere and walking up the lane for initial viewings.

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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		