



9 Tory  
Bradford on Avon, Wiltshire, BA15 1NN

This beautifully renovated Grade II listed property, completed in 2022, sits in an elevated position within a highly sought-after hillside terrace, offering breathtaking panoramic views over the town and beyond. Just a short walk from the train station, shops, restaurants, and other central amenities, its location is both convenient and desirable. The impressively modernised interior features an expansive open-plan living area with a wood-burning stove and a striking mezzanine study or reading nook, creating a true wow factor. Currently run as a successful holiday let, this property is a fantastic investment, second home, or ideal for those seeking a move-in-ready period home. Available with no onward chain.

Offers in the Region Of £575,000



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Wooden double glazed entrance door to front, stairs to the first floor.

### FIRST FLOOR

#### Landing

Stairs to the second floor, built-in storage cupboard.

**Bedroom 1** 4.83m (15'10") x 4.12m (13'6") max  
Wooden single glazed window to front, electric radiator.

#### En-Suite Shower Room

Three piece suite comprising shower enclosure with fitted electric shower, wash hand basin with cupboard under and close coupled WC, extractor fan, electric heated towel rail.

**Bedroom 2** 2.94m (9'8") x 2.27m (7'5")  
Wooden single glazed window to front, electric radiator.

#### Shower Room

Three piece suite comprising shower enclosure with fitted electric shower, wash hand basin with cupboard under and close coupled WC, extractor fan, electric heated towel rail.

### SECOND FLOOR

**Sitting Room** 4.10m (13'5") x 4.09m (13'5")  
Wooden single glazed window to front, fireplace with wood burning stove, electric radiator, stairs to the mezzanine.

**Kitchen/Dining Room** 4.44m (14'7") x 4.11m (13'6")  
Wooden single glazed window to front, wooden double glazed Velux to rear, fitted with a matching range of base and eye level units with worktop space over, acrylic sink, integrated fridge and dishwasher, plumbing for washing machine, fitted electric oven, four ring electric hob with extractor hood over, built-in microwave, electric radiator.

#### Rear Hall

Wooden double glazed stable door to rear.

### THIRD FLOOR

**Mezzanine Study / Reading Area**  
4.72m (15'6") x 4.10m (13'5")  
Wooden double glazed velux to rear.

### EXTERNALLY

The garden is located opposite the property and is mainly laid to lawn with a shed.

#### Access / Parking

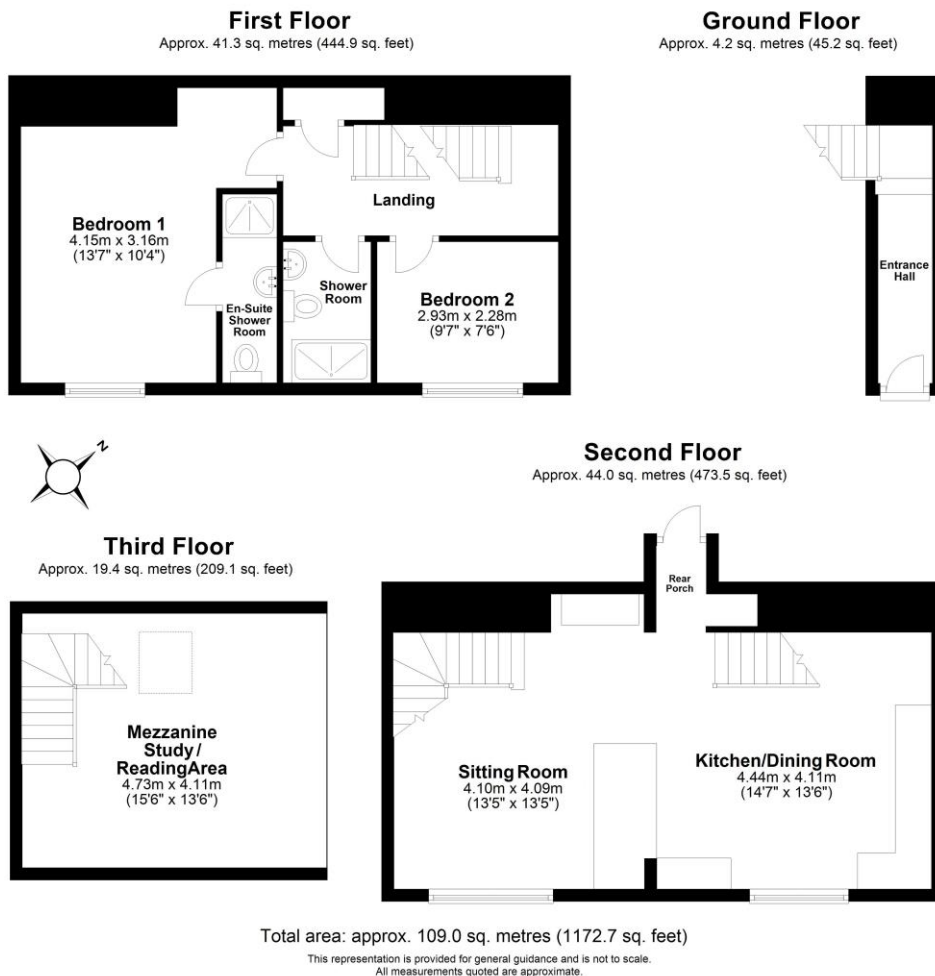
The property is only accessible on foot and there is a front door on Tory and a rear door on Tory Place. The nearest on-street parking is available below on Newtown or above on Budbury Close.

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

**Tenure:** Freehold. There are two properties within the building (9 & 10 Tory) and number 9 owns the freehold for the building. 10 Tory occupies the majority of the ground floor of the building, is owned on a leasehold basis and is responsible for 1/3 of the building insurance and external maintenance.

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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 67 D      |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**What3words:** ///charts.chill.whom

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown. Take the first right onto Conigre Hill, where Tory 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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