



54 Poulton
Bradford on Avon, Wiltshire, BA15 1EA

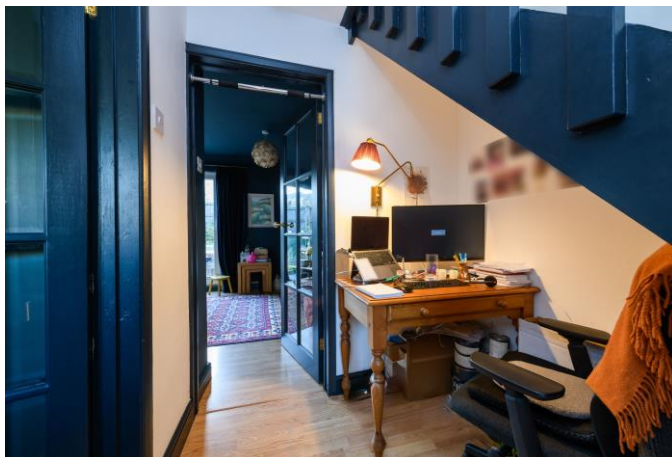

KINGSTONS

A smart end of terrace home offering well-proportioned accommodation arranged over two floors. The property benefits from a lovely eat-in kitchen/dining room and a generously sized sitting room with doors opening onto a southerly facing garden. Conveniently located in a mature residential area on the southern side of the town, it is within walking distance of the town centre, the train station, Fitzmaurice Primary School, and other local amenities. Presenting an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors, this superb home is expected to attract strong interest. Early and decisive viewing is highly recommended.



Three Bedrooms
Sitting Room
Kitchen/Dining Room
Bathroom
Garden
Gas Central Heating
Double Glazing

£295,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door and window to front, stairs to the first floor with study area under, radiator.

Kitchen/Dining Room

4.53m (14'10") x 2.90m (9'6")
UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for for cooker , fridge freezer, washing machine and tumble dryer, built-in storage cupboard, radiator, wall mounted gas combination boiler.

Sitting Room

4.87m (16') x 3.06m (10')
UPVC double glazed door to garden, UPVC double glazed sliding door to garden, UPVC double glazed high level window to side, radiator.

FIRST FLOOR

Landing

Bedroom 1

4.27m (14') x 2.90m (9'6") max
UPVC double glazed window to front, radiator.

Bedroom 2

3.32m (10'11") x 2.65m (8'8")
UPVC double glazed window to rear, radiator, cupboard.

Bedroom 3

2.44m (8') x 2.13m (7')
UPVC double glazed window to rear, built-in storage cupboard, radiator.

Bathroom

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

EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio, store, gated side access.

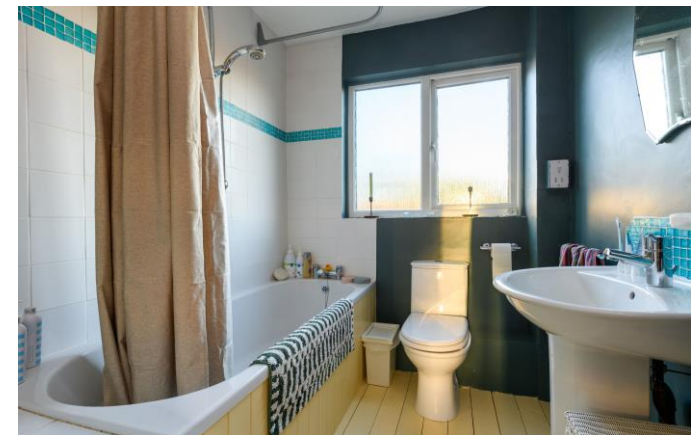
Council Tax: Band B - £1,991.08
(April 2025 - March 2026 financial year)

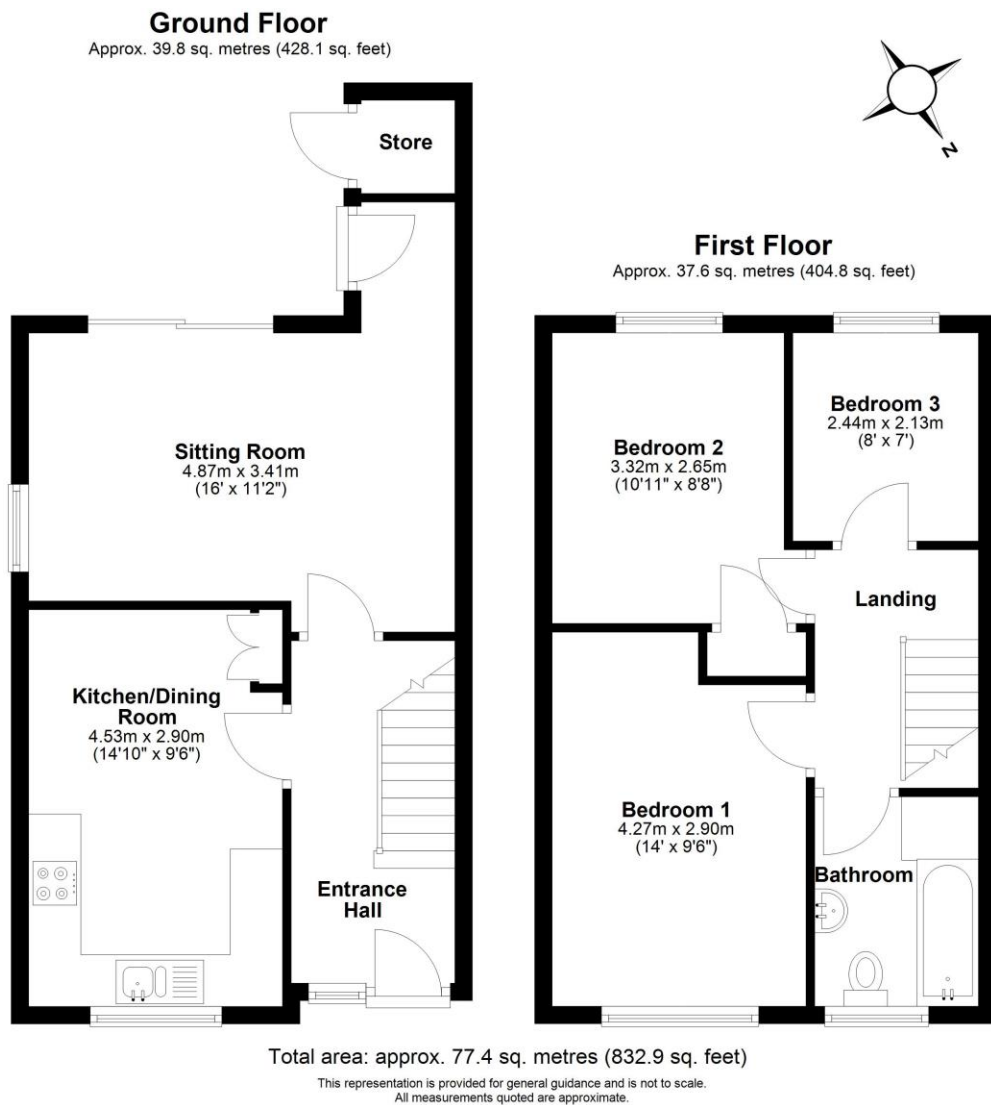
Tenure: Freehold.

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

What3words: ///word.word.word

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Take the first exit at the next mini roundabout and continue onto Trowbridge Road. Turn right at the next mini roundabout onto Poulton and take the first turning right where number 54 will be found on the left-hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.