



24 Tory
Bradford on Avon, Wiltshire, BA15 1NN



Charming Grade II listed maisonette enjoying a lovely garden and mesmerising views over the town. Situated in an elevated position within the iconic hillside terrace of Tory, conveniently located within a short walk of the train station, shops, restaurants and other central amenities. Rich in character and featuring a desirable layout for modern living, including a lovely sitting room with wood burning stove, spacious kitchen/dining room and four piece bathroom suite. Early viewing is strongly advised.



Two Double Bedrooms
Sitting Room with Wood Burning Stove
Kitchen/Dining Room
Four Piece Bathroom Suite
Garden
Views

£400,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Sitting Room 4.61m (15' 1") x 3.93m (12' 11")
Secondary glazed wooden window to front, feature fireplace with wood burning stove, radiator, stairs to the first floor, wooden obscure glazed stable door to front.

Kitchen/Dining Room 4.87m (16') x 4.61m (15'1") max
Secondary glazed wooden window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge freezer, dishwasher and washing machine, fitted eye level electric oven, four ring electric hob, feature fireplace, radiator, wooden obscure glazed stable door to front.

FIRST FLOOR

Landing

Bedroom 1 4.64m (15'3") x 3.07m (10'1")
Secondary glazed wooden window to front, built-in airing cupboard housing wall mounted gas combination boiler, radiator.

Bedroom 2 3.93m (12'11") x 3.42m (11'3") max
Secondary glazed wooden window to front, built-in storage cupboard, radiator.

Bathroom

Secondary glazed wooden window to front, four piece suite comprising shower enclosure, bath, wash hand basin and close coupled WC, heated towel rail.

EXTERNALLY

The garden is located across the front pathway and is mainly laid to decking with a variety of shrubs and flower beds, garden store.

Tenure: Leasehold (125 year lease commenced 16th August 2007). The property above owns the freehold for the building and is responsible for 1/3 of building insurance and roof maintenance. The garden is freehold.

Ground Rent: £60 Per Annum

Service Charge: There is no fixed service charge but this property is responsible for 2/3 share of building insurance and roof maintenance.

Council Tax: Band C - £2,400.81 (April 2026 - March 2027 financial year)

Viewing: Strictly by appointment through the agent Kingstons.

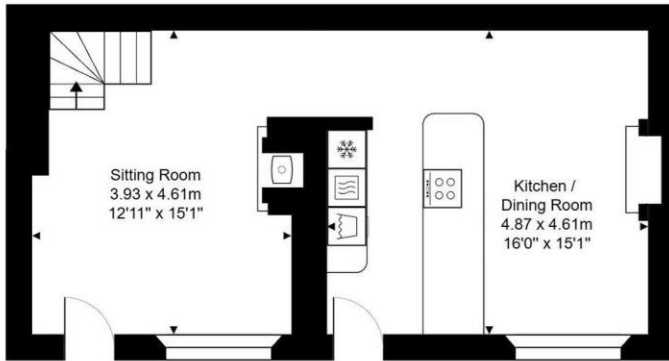
What3words: ///norms.spindles.extra

Directions: From our office in Silver Street, proceed down the hill and turn left at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown. Take the first turning left onto Conigre Hill. On foot, take the second turning left onto Tory where number 24 will be found further along on the right-hand side.

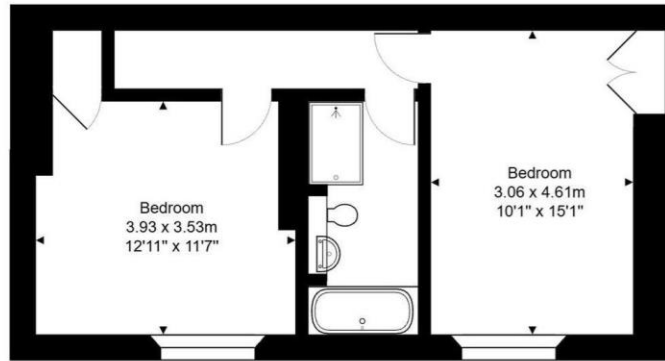




Ground Floor



First Floor



Total Area: 84.7 m² ... 912 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 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.