



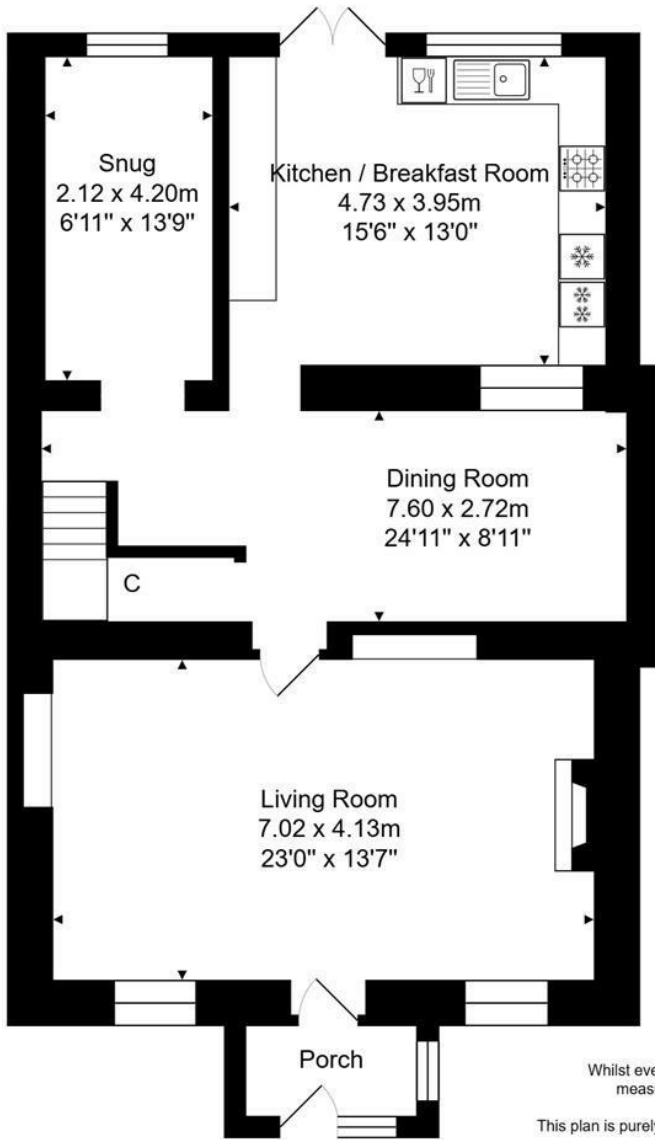
**23 Trowbridge Road
Bradford-On-Avon, BA15 1EE**

Guide Price £625,000

A beautifully presented three bedroom semi-detached family home tucked away in a sought-after location close to the town centre with a generous landscaped rear garden & ample driveway parking for several cars.

EPC & FLOOR PLAN TO FOLLOW.

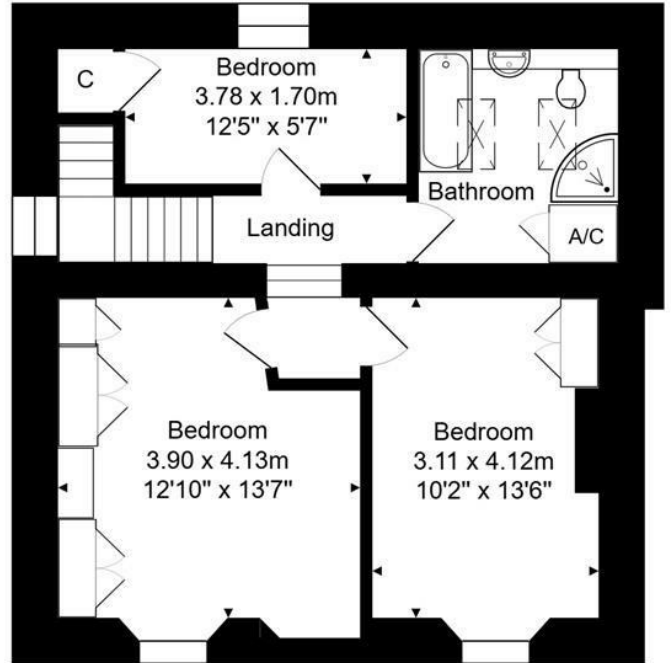
Ground Floor
Area: 90.9 m² ... 978 ft²



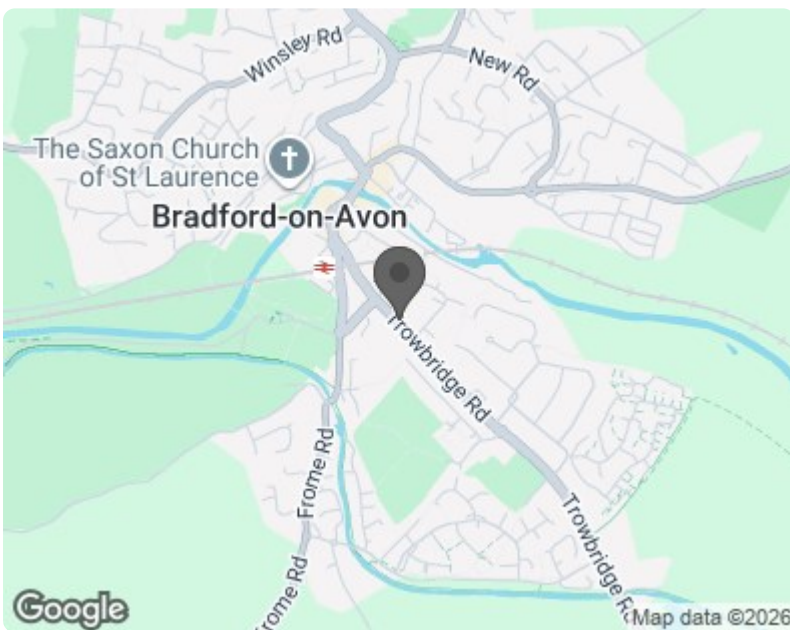
Total Area: 143.5 m² ... 1544 ft²



First Floor
Area: 52.6 m² ... 566 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	