



1 St. Margarets Place
Bradford on Avon, Wiltshire, BA15 1DT

Characterful Grade II listed cottage, ideally situated in a central yet tucked-away location, just a stone's throw from the many amenities that Bradford on Avon has to offer, including the train station, swimming pool, pubs, shops, and more. This charming property features a welcoming sitting/dining room with a wood-burning stove, a well-appointed kitchen with modern fittings, well fitted shower room and shared courtyard to the rear. Offering a wonderful blend of character and convenience, this delightful home is perfectly suited to first-time buyers, downsizers, or investors alike. An excellent opportunity not to be missed.

Character Property
Centrally Located
One Bedroom
Sitting/Dining Room
Kitchen
Shower Room
Shared Courtyard

£250,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Sitting/Dining Room

5.08m (16'8") max x 3.10m (10'2") max
Wooden entrance door to front, wooden single glazed windows to front and rear, stairs to first floor with storage under, feature fireplace with wood burning stove, radiator.

Kitchen

2.48m (8'2") x 2.05m (6'9")
Wooden half glazed obscure door and two windows, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fitted eye level electric oven, two ring electric hob with pull out extractor hood over, integrated washing machine and fridge freezer, cupboard housing wall mounted gas combination boiler.

FIRST FLOOR

Landing

Access to loft.

Bedroom

3.14m (10'4") x 3.11m (10'2")
Wooden single glazed window to front, cupboard, built-in wardrobe, radiator.

Shower Room

2.64m (8'8") x 1.56m (5'2")
Wooden single glazed window to rear, three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, cupboard, heated towel rail.

EXTERNALLY

Shared courtyard to the rear.

Council Tax:

Band B - £2,100.71
(April 2026 - March 2027 financial year).

Tenure:

Freehold.

What3words: ///kinks.dialects.object

Directions:

From our office in Silver Street, proceed down the hill and across the town bridge. Take the first exit at the roundabout onto St Margarets Street and St Margarets Place is the second turnig on the left (pedestrian only).

Viewing:

Strictly by appointment through the Agent Kingstons.

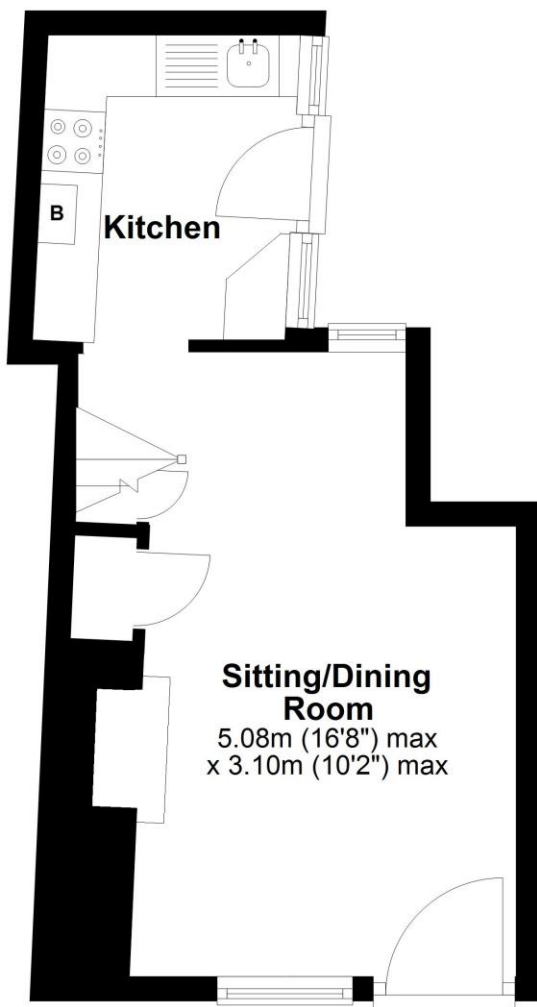
Please Note:

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.



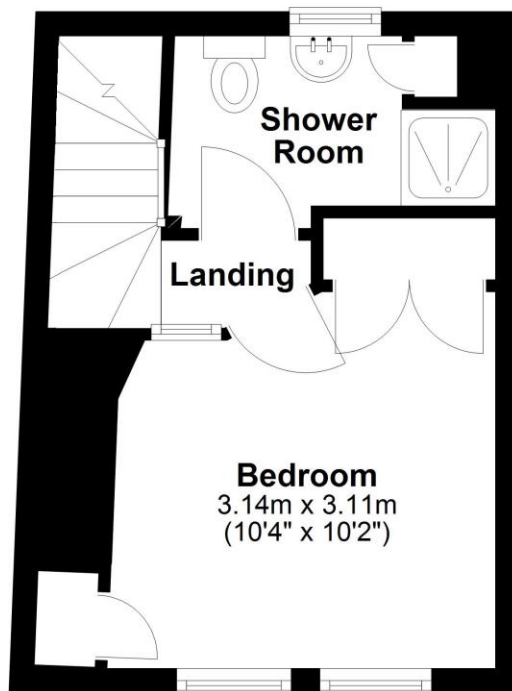
Ground Floor

Approx. 22.4 sq. metres (241.5 sq. feet)



First Floor

Approx. 18.8 sq. metres (202.0 sq. feet)



Total area: approx. 41.2 sq. metres (443.5 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		