



229 Winsley Road
Bradford on Avon, Wiltshire, BA15 1QS


KINGSTONS

Spacious end-of-terrace cottage offering attractive open-plan living, featuring a cosy sitting room with wood-burning stove and a generous kitchen/dining room. Situated on the Bath side of town, this charming home is conveniently located for a range of local amenities, including the Wiltshire Music Centre and Co-op supermarket, with the town centre being only approximately a 10 minute walk down the hill. Further benefits include a lovely walled courtyard garden, an allocated parking space nearby and the advantage of being offered with no onward chain.



Two Double Bedrooms
Sitting Room
Kitchen/Dining Room
Four Piece Bathroom Suite
Walled Courtyard Garden
Allocated Parking Space
Double Glazing
Gas Central Heating
Wood Burning Stove
No Onward Chain

£380,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch

UPVC Double glazed obscure entrance door to front.

Sitting Room 4.70m (15'5") x 4.14m (13'7") max
UPVC double glazed windows to front and rear, feature fireplace with wood burning stove, stairs to the first floor with storage cupboard under, radiator.

Kitchen/Dining Room 5.08m (16'8") x 4.70m (15'5") max
UPVC double glazed window to front, UPVC full-height double glazed windows to rear with double doors to garden, feature fireplace, two radiators, fitted with a matching range of base and eye level units with worktop space over, ceramic sink, five ring gas range, integrated dishwasher, plumbing for washing machine, space for fridge freezer.

FIRST FLOOR

Landing

Wooden double glazed window to rear, airing cupboard housing wall mounted gas combination boiler, radiator.

Bedroom 1 4.14m (13'7") x 3.70m (12'1") max
UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom 2 3.70m (12'1") x 2.67m (8'9") max
UPVC double glazed window to front, radiator.

Bathroom 3.70m (12'1") x 2.96m (9'9") max
UPVC obscure double glazed window to front, four piece suite comprising, roll top bath, shower enclosure, pedestal wash hand basin and close coupled WC, heated towel rail.

EXTERNALLY

Enclosed rear garden laid to patio with raised flower beds, lighting, storage shed, cold water tap, butler sink. An allocated parking space is located on Conigre Hill, on the opposite side side of Winsley Road.

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

Tenure: Freehold.

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

What3words: ///doing.bleat.rejoined

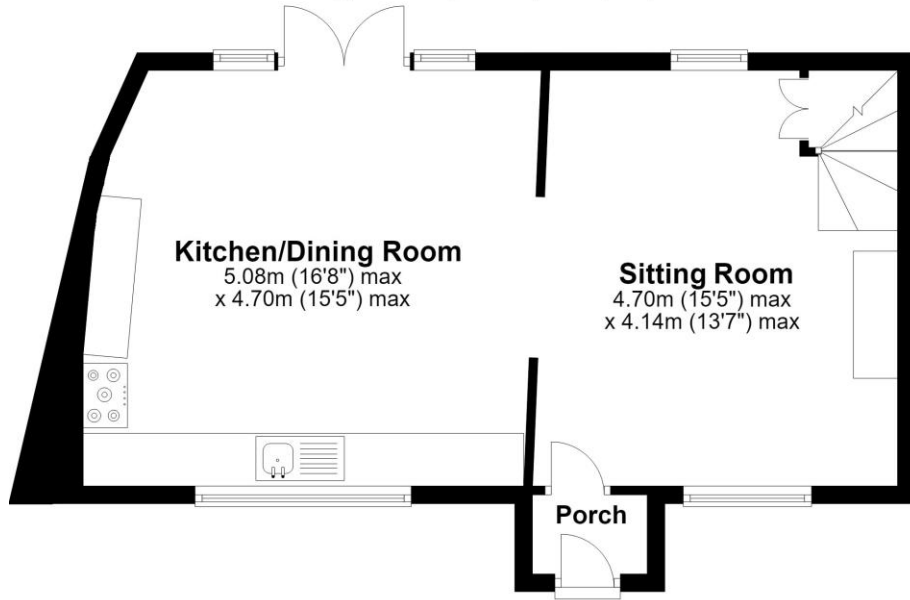
Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Continue up the hill onto Masons Lane and take the first exit at the mini roundabout onto Bath Road. Turn left at the next mini roundabout onto Winsley Road where 229 will be found further along on the right-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.



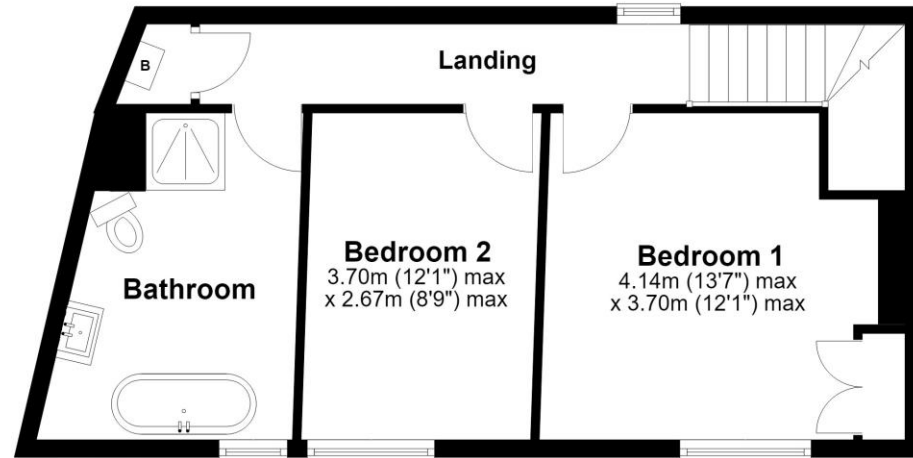
Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 87.9 sq. metres (945.7 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	58 D	
39-54	E		
21-38	F		
1-20	G		

