



55 Poulton

Bradford-On-Avon BA15 1EA

Monthly Rental Of £1,500



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Beautifully presented three bedroom house

Situated within walking distance of Bradford on Avon town centre

Modern open plan lounge and dining room with wood burning stove

Stunning fitted kitchen

Contemporary bathroom

Gas central heating

PVCu double glazing

Furnished or Unfurnished

This beautifully presented three bedroom terraced property is situated within easy reach of Bradford on Avon town centre and a range of local amenities. Thoughtfully updated throughout, the property offers stylish and spacious accommodation with a warm and welcoming feel. The ground floor features a generous entrance hall leading to a modern fitted kitchen. Double doors open into a large open plan lounge and dining room with engineered wood flooring, a feature wood burning stove and patio doors opening onto the rear courtyard garden, creating an ideal space for entertaining and family living. Upstairs, there are three well proportioned bedrooms and a contemporary bathroom. Externally, the property enjoys attractive front and rear gardens with a variety of mature trees,

The property comprises

Ground Floor

Entrance Hall

With composite front door, tiled flooring, radiator and stairs to the first floor with storage cupboard under.

Kitchen *9' 5" x 14' 8" (2.86m x 4.48m)*

With tiled flooring, a range of eye level and base units, solid wood worktops with tiled splash backs, freestanding cooker with gas hob and extractor hood over, one and a half bowl sink and drainer unit, freestanding fridge/freezer and washing machine, integrated dishwasher, larder cupboard, radiator and PVCu double glazed window to the front. Double doors open into...

Dining area *15' 11" x 10' 5" (4.86m x 3.18m)*

With engineered oak flooring and radiator. Open plan into...

Lounge *13' 7" x 7' 7" (4.14m x 2.31m)*

With engineered oak flooring, wood burning stove, radiator, PVCu double glazed window to the rear and PVCu sliding patio doors opening onto the rear garden.

First Floor

Landing

Bedroom 1 *9' 5" x 13' 5" (2.88m x 4.10m) max*

With radiator and PVCu double glazed window to the front.

Bedroom 2 *6' 2" x 10' 7" (1.88m x 3.22m) plus wardrobe*

With built in wardrobe housing gas boiler, radiator and PVCu double glazed window to the rear.

Bedroom 3 *8' 11" x 7' 8" (2.73m x 2.33m)*

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with rainfall shower over, hand basin and W.C with vanity unit, heated towel rail, large linen cupboard and obscured PVCu double glazed window to the front.

Externally

To the front

The property is approached via an attractive front garden laid mainly to mature planting, with a variety of established shrubs, flowers and trees creating a charming and private setting. A pathway leads to the front door.

To the rear

The rear garden has been thoughtfully landscaped to create a peaceful and private outdoor space, featuring a variety of mature trees, shrubs and established planting. Arranged over split levels with sleeper borders and stepping stones, the garden offers a charming and natural setting ideal for relaxing and entertaining.

Council tax

The property is in council tax band B.

Energy Performance

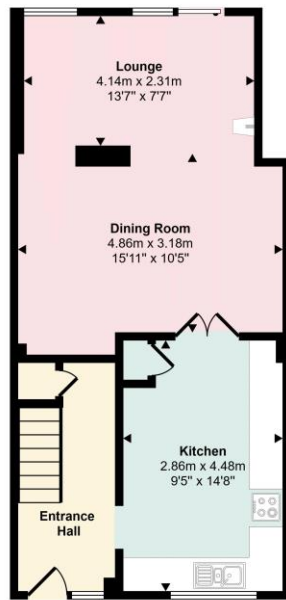
The current EPC rating is D (65)

Services

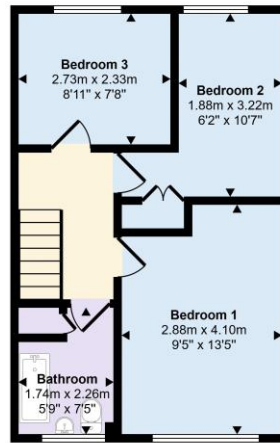
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.



Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft



First Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.