



10 St. Margarets Hill  
Bradford on Avon, Wiltshire, BA15 1DP

  
**KINGSTONS**

Tucked away in an enviable position just moments from the town centre, this beautifully presented period home offers an exceptional blend of timeless character and modern living. The thoughtfully extended ground floor features a charming sitting room with fireplace, alongside an impressive open-plan kitchen and dining / garden room, creating a seamless connection between indoor and outdoor space. Ideally located within a 'stone's throw' of the train station and other central amenities, this superb home combines convenience, charm and privacy in a way that is rarely found. Offered to the market with no onward chain, early viewing is strongly recommended.

£690,000



**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

### Entrance Hall

Wooden part glazed obscure entrance door to front, metal frame double glazed window to front, built-in bench and coat rack, stairs to first floor.

### Sitting Room 4.89m (16'1") x 4.45m (14'7")

Metal frame double glazed window to front, feature fireplace with Jetmaster, alcove with built-in base cupboards, electric radiator.

### Kitchen 4.08m (13'5") x 3.78m (12'5") max

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink, integrated fridge, freezer and dishwasher, eye level electric oven, five ring gas hob, built-in pantry and storage cupboards.

### Dining Room 7.62m (25') x 2.23m (7'4")

Two wooden double glazed windows to rear, wooden obscure double glazed window to side, four wooden double glazed Velux windows, built-in base units with worktop space over, plumbing for washing machine, space for tumble dryer, electric radiator, wooden double glazed double doors to garden.

### Cloakroom

Wooden double glazed window to rear, wash hand basin, close coupled WC, tiled floor, under floor heating.

## FIRST FLOOR

### Landing

Metal frame double glazed window to front, airing cupboard housing hot water cylinder, electric panel heater, stairs to second floor.

### Bedroom 1 4.36m (14'4") x 2.91m (9'7")

Metal frame double glazed window to rear, built-in wardrobes, electric panel heater.

### Bedroom 2 3.37m (11'1") x 2.45m (8') max

Metal frame double glazed window to front, electric panel heater.

### Bathroom

Metal frame double glazed window to rear, four piece suite comprising roll top bath, shower enclosure, wash hand basin with drawers under and close coupled WC, extractor fan, heated towel rail.

## SECOND FLOOR

### Bedroom 3 6.72m (22' 1") x 2.36m (7' 9")

Three wooden double glazed Velux windows, built-in eaves storage.

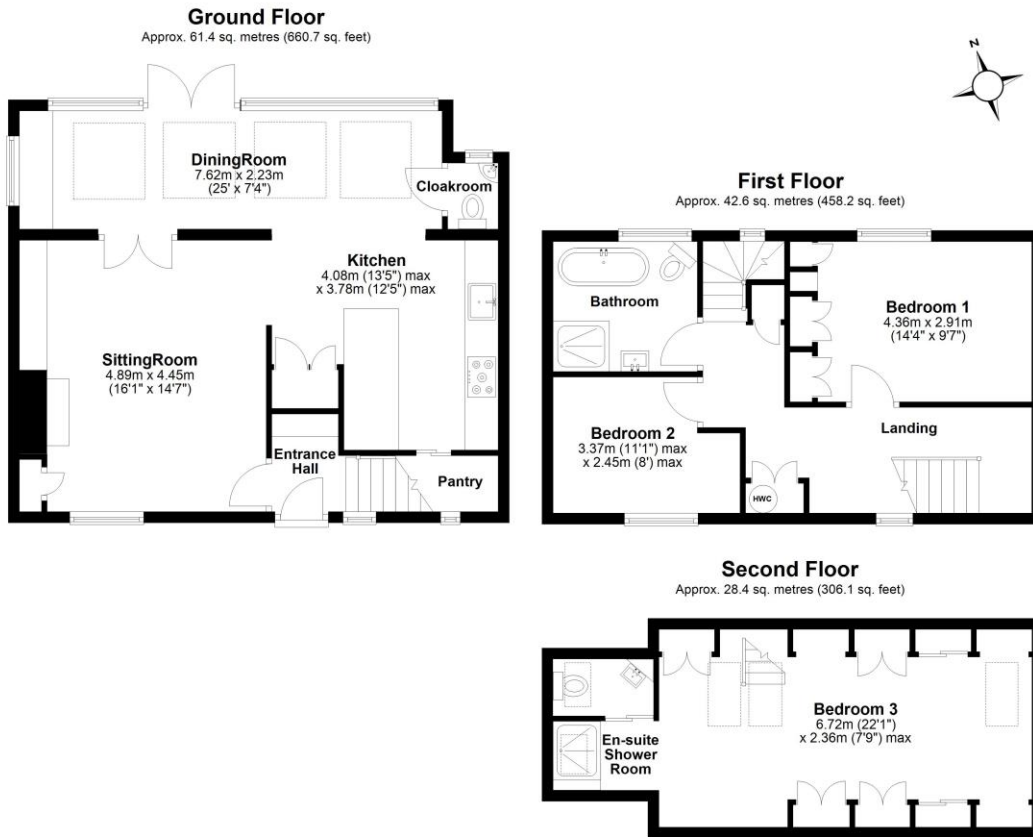
### En-suite Shower Room

Wooden double glazed velux window, tiled shower enclosure with electric shower, heated towel rail, door to cloakroom with wooden double glazed velux window, close coupled WC, wash hand basin.

## EXTERNALLY

Enclosed rear garden with areas laid to lawn, patio and gravel, flower and shrub borders, water butt, cold water tap, storage shed.





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

**Tenure:** Freehold.

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

**What3words:** ///suits.shunning.poetic

**Directions:** From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Bear left at the next mini roundabout and take the next turning left onto St. Margarets Hill. Proceed up the hill where number 10 will be found at the top.

**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 26 F    |           |
| 1-20  | G             |         |           |