



16 Woolley Terrace, Bradford on Avon, Wiltshire, BA15 1AY

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A two-bedroom detached bungalow situated on the Bath side of Bradford on Avon, offering excellent potential for modernisation throughout.

Two double bedrooms | Sitting Room | Conservatory | Detached bungalow | Single garage | Driveway | Sought-after location in Bradford on Avon | Requires modernisation | Front and rear gardens | No onward chain

Situation

Woolley Terrace enjoys a wonderful position on the north side of town, close to beautiful country walks yet within easy reach of the historic heart of Bradford-on-Avon. Bradford on Avon is a picturesque market town in the Avon Valley, just eight miles from Bath with excellent links to Bristol and London Paddington via its mainline station. Steeped in history, the town boasts a wealth of listed buildings, from the Saxon Church of St Laurence to the iconic Tithe Barn and Town Bridge.

The thriving centre offers independent shops, cafés and restaurants, while the Kennet and Avon Canal and surrounding countryside provide superb walking and cycling opportunities. Families are well catered for with sought-after schooling, including Christchurch Primary School and St Laurence School, the town's popular secondary.

Description

The entrance porch leads through to a central hallway, providing access to all principal rooms and benefiting from a handy storage cupboard.

The heart of the home is undoubtedly the living room, a generous reception space offering excellent flexibility for family living and entertaining.

Flowing from here is the dining room, which in turn connects to the breakfast room and adjoining kitchen creating a sociable open-plan feel to the rear of the property — ideal for everyday family life. A further built-in storage cupboard is located off this area.

A particular highlight is the conservatory — flooded with natural light, offering further space, or the option to be remodelled into the living area, with views out over the garden.

The property offers two well-proportioned double bedrooms: bedroom one and bedroom two (both served by a family bathroom and separate WC, along with an additional storage cupboard housing further utility space.



Outside

The bungalow is set slightly above the picturesque Woolley Terrace, approached via an attractive front lawn which creates a wonderful sense of privacy, while a generous driveway provides ample off-street parking.

To the rear, the garden spans the full width of the plot and enjoys a sunny, south-facing aspect — a lovely level space that offers a good degree of privacy, perfect for outdoor entertaining, or relaxing in the sunshine throughout the day.

A detached single garage provides excellent additional storage or parking.

General Information

Council tax band - D

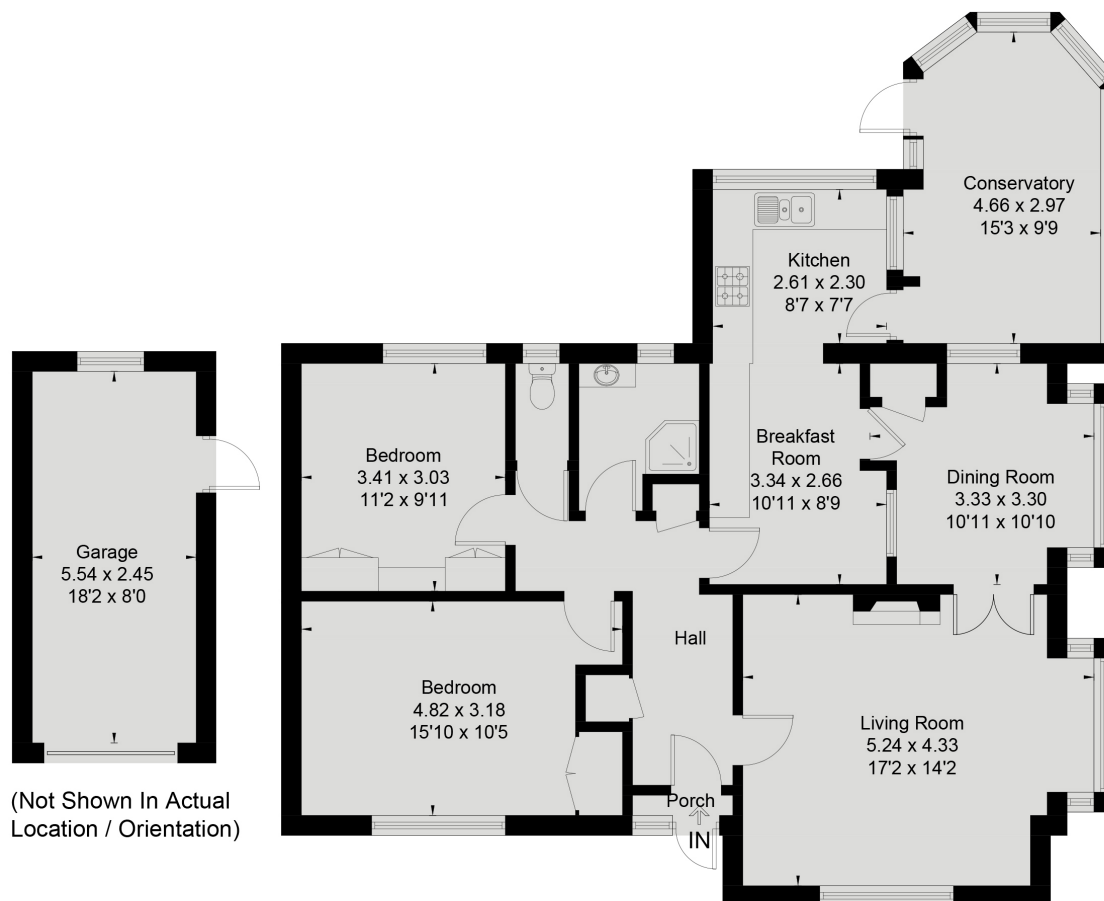
Tenure - Freehold

Services - Mains connected

EPC - 59 (D)



Approximate Floor Area = 103.6 sq m / 1115 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 117.3 sq m / 1262 sq ft



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EST 1879
**CRISP
COWLEY**

TEL: +44 (0) 1225 789333
WOOD STREET
BATH BA1 2JQ
CRISPCOWLEY.CO.UK

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