



22 Poston Way  
Winsley, Bradford on Avon, Wiltshire, BA15 2NJ



Smart two-bedroom semi-detached home enjoying an impressive open plan living space with wood burning stove, a lovely south-westerly facing garden and a driveway providing off-road parking. Situated in the sought-after village of Winsley, the property is conveniently located for a wide range of local amenities, including a primary school, farm shop and cafe, medical centre, two churches, and a public house. Available with no onward chain, this would be an ideal purchase for a first-time buyer or downsizer - early viewing is highly recommended.



Two Bedrooms  
Sitting/Dining Room  
Kitchen  
Bathroom  
South-Westerly Rear Garden  
Driveway  
Gas Central Heating  
Double Glazing  
No Onward Chain

**£325,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Porch

UPVC double glazed entrance door to front.

#### Entrance Hall

Stairs to the first floor, radiator.

#### Sitting/Dining Room

6.28m (20'7") x 3.57m (11'9") max  
UPVC double glazed windows to front & rear, window shutters, feature fireplace with wood burning stove, two radiators.

#### Kitchen

2.93m (9'7") x 2.27m (7'5")  
UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, ceramic sink, integrated washing machine, plumbing for dishwasher, fitted electric oven, four ring gas hob with extractor hood over, heated towel rail, UPVC double glazed door to side path.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, window shutters, airing cupboard housing wall mounted gas combination boiler, part boarded loft with pull down ladder.

#### Bedroom 1

5.43m (17'10") x 3.08m (10'1") max  
Two UPVC double glazed windows to front, window shutters, fitted wardrobes, two radiators.

#### Bedroom 2

3.17m (10'5") x 3.06m (10')  
UPVC double glazed window to rear, window shutters, fitted wardrobes, radiator.

#### Bathroom

Two UPVC obscure double glazed windows to rear, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, extractor fan, radiator.

### EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio area, cold water tap, lighting, gated side access, garden store. To the front is a gravelled driveway providing off road parking.

**Council Tax:** Band B - £1,871.97  
(April 2026 - March 2027 financial year).

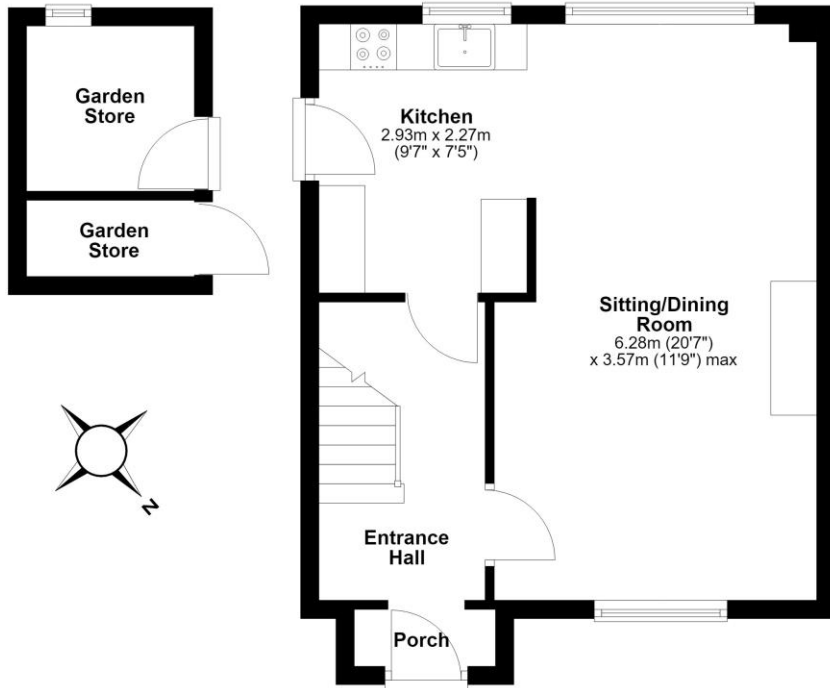
**Tenure:** Freehold.

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



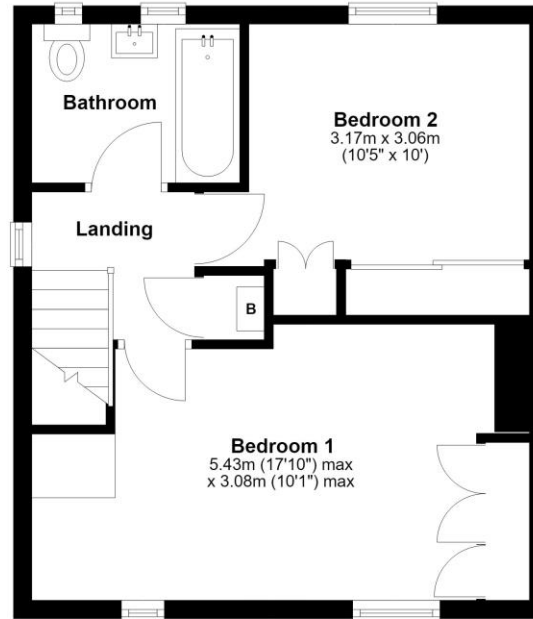
### Ground Floor

Main area: approx. 35.4 sq. metres (380.7 sq. feet)  
 Plus garden store, approx. 5.0 sq. metres (53.8 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Main area: Approx. 70.1 sq. metres (754.9 sq. feet)  
 Plus garden store, approx. 5.0 sq. metres (53.8 sq. feet)

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



**What3words:** ///storage.crunching.observer

**Directions:** Leave Bradford on Avon via Winsley Road (B3108). Upon reaching Winsley, take the second exit at the roundabout onto the bypass and then take the second turning left onto Dane Rise. Take the second turning right onto King Alfred Way and the first turning left onto Poston Way where number 22 will be found 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		