



25 New Road
Bradford on Avon, Wiltshire, BA15 1AR



KINGSTONS

Beautifully presented and rich in character, this elegant period home has been thoughtfully updated to complement its original charm, effortlessly blending historical features with stylish contemporary fittings. Conveniently located on the Bath side of town, offering excellent commuter links to Bath and the M4, yet still within easy reach of the train station and central amenities. For those working from home, there is a useful garden office. Within the catchment area for Christchurch Primary School and St. Laurence Secondary School, and providing a generous level of versatile accommodation, this is an exceptional opportunity for families and professionals alike, a truly special home not to be missed.

£525,000



ACCOMMODATION (all dimensions approximate)

GROUND FLOOR

Porch

Wooden entrance door to front.

Entrance Hall

Stairs to the first floor, feature tiled floor, radiator.

Sitting Room 3.94m (12'11") x 3.61m (11'10")

Two UPVC double glazed sash windows to front, feature fireplace with open fire, recessed cupboards in alcoves, exposed floorboards radiator.

Dining Room 3.89m (12'9") x 3.87m (12'8")

Aluminium double glazed door to garden, feature fireplace with wood burning stove, exposed floorboards, radiator.

Kitchen 2.74m (9') x 2.36m (7'9")

UPVC double glazed sash window to side, fitted with a matching range of base and eye level units with worktop space over, composite sink, fitted electric oven, four ring gas hob with extractor hood over, integrated dishwasher, space for fridge freezer.

Utility 1.56m (5'1") x 1.46m (4'9")

UPVC double glazed window to rear, fitted with a matching range of base units with worktop space over, plumbing for washing machine.

Cloakroom

UPVC obscure double glazed window to side, wash hand basin, close coupled WC, radiator.

FIRST FLOOR

Landing

UPVC double glazed sash window to front, built-in storage cupboards with plumbing for washing machine and space for tumble dryer, radiator.

Bedroom 2 2.68m (8'10") x 2.48m (8'2")

Two UPVC double glazed sash windows to front, built-in high sleeper single bed frame, built-in wardrobe, radiator.

Bedroom 3 2.98m (9'9") x 2.51m (8'3")

UPVC double glazed sash window to rear, built-in high sleeper single bed frame, radiator.

Bedroom 4 2.91m (9'7") x 2.61m (8'7")

Built-in high sleeper single bed frame, radiator.

Bathroom

UPVC double glazed window to rear, wooden double glazed Velux window, three piece comprising bath with shower over, pedestal wash hand basin and close coupled WC, extractor fan, built-in cupboard housing wall mounted combination boiler, heated towel rail.

SECOND FLOOR

Landing

Wooden double glazed Velux window, eaves storage.

Bedroom 1 4.58m (15') x 4.43m (14'6") max

UPVC double glazed window to rear, eaves storage, radiator.

En-suite Cloakroom

Wooden double glazed Velux window, wash hand basin, close coupled WC, extractor fan, radiator.

EXTERNALLY

Rear garden is mainly laid to lawn with decked area, lighting, storage shed, cold water tap.

Garden Office 3.34m (10' 11") x 3.27m (10' 9")

Wooden double glazed double entrance doors, UPVC double glazed window to front and side, wired internet connection, electric radiator.

Agents Note: The neighbour has a right of way across the garden to gain access to a shared side path.





Council Tax: Band C - £2,275.51 (April 2025 - March 2026 financial year)

Tenure: Freehold.

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

What3words: ///riots.standing.warblers

Directions: From our office in Silver Street, proceed up the hill and continue onto Holt Road. Turn left at the roundabout onto Springfield. Proceed straight over the double mini roundabouts, where number 25 will be found further up 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.

