



3 Ivy Terrace
Bradford on Avon, Wiltshire, BA15 1QW

A beautifully presented Grade II listed cottage offering the best of both worlds - original period character and contemporary comfort. Tucked within an attractive terrace just a short stroll from the town centre, this one-bedroom home features a charming sitting room with an original fireplace and window seat, a flexible study area, and a sleek kitchen/breakfast room. Perfect for first-time buyers, downsizers, or investors, and offered with no onward chain.

Grade II Listed
Character Property
Sitting Room
Study Area
Utility Room
Kitchen/Breakfast Room
Bathroom
Bedroom
Outdoor Seating Area
No Onward Chain

£250,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden single glazed entrance door to front, stairs to first floor.

Sitting Room

3.89m (12'9") x 3.26m (10'8")

Wooden single glazed window with secondary glazing to front, feature fireplace with open fire, radiator.

Study Area

Storage cupboard.

Utility Room

2.00m (6'7") x 1.88m (6'2")

Worktop space, plumbing for washing machine.

Kitchen/Breakfast Room

3.66m (12') x 2.31m (7'7")

Wooden double glazed window to rear and obscure high level single glazed window to side, fitted with a matching range of base and eye level units with worktop space over, ceramic Belfast sink, integrated fridge freezer and slimline dishwasher, fitted electric oven, four ring electric hob.

FIRST FLOOR

Landing

Wooden single glazed sash window to rear, loft hatch.

Bedroom

3.92m (12'10") x 3.06m (10')

Wooden single glazed window with secondary glazing to front, cupboard, radiator.

Bathroom

2.68m (8'10") x 1.64m (5'5")

Wooden single glazed window to rear, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, built-in storage, extractor fan, shaver point, heated towel rail.

EXTERNALLY

Stone steps up to front seating area, laid to gravel.

Tenure: Freehold.

Council Tax: Band B £2,100.71

(April 2026 - March 2027 financial year).

Viewing: Strictly by appointment through the agent Kingstons.

What3words: ///bonus.waffle.committee

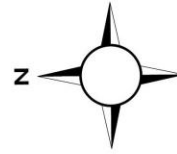
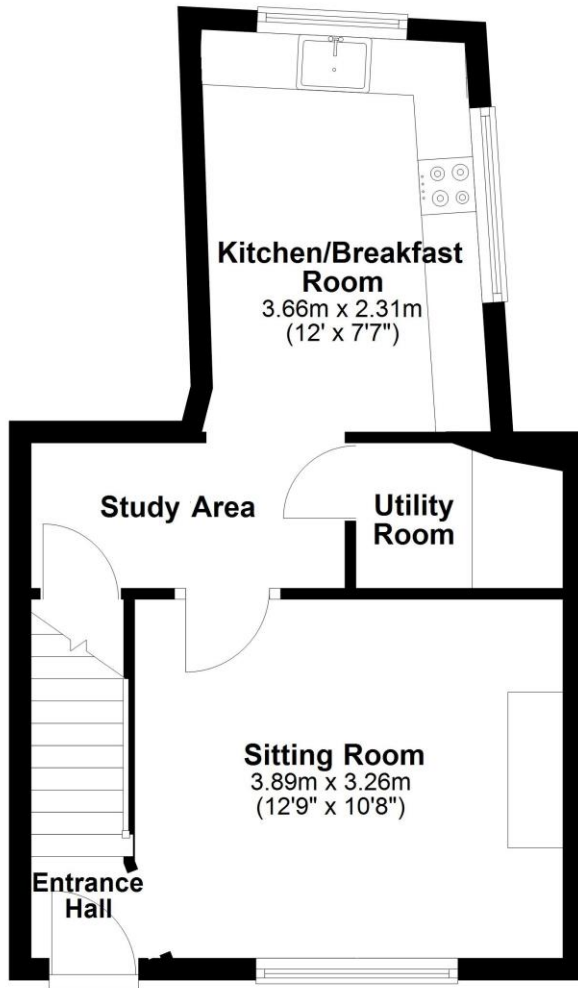
Directions: From our Silver Street office, head down the hill and turn right at the roundabout onto Market Street. Continue onto Masons Lane; Ivy Terrace is the last turning on the right, with number 3 on the left.

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.



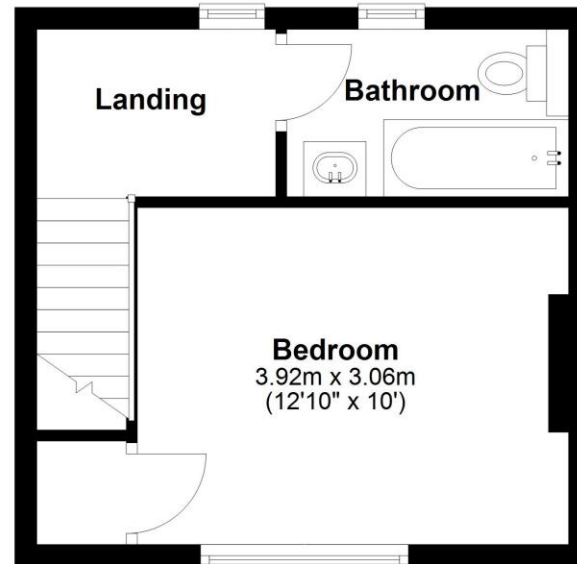
Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



First Floor

Approx. 23.3 sq. metres (250.9 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		