



98 Trowbridge Road
Bradford on Avon, Bradford on Avon, Wiltshire, BA15 1EN



A beautifully presented Victorian end of terrace offering driveway parking and an enviable position within walking distance of the train station and local amenities. Featuring a standout kitchen/breakfast room opening onto the garden, a luxury four-piece bathroom suite and a stylish garden office, this property combines period charm with a contemporary finish and everyday practicality.



Two Double Bedrooms
Study
Sitting Room
Dining Room
Kitchen Breakfast Room
Four Piece Bathroom Suite
Garden Office
Loft Room
Driveway
Garden

£525,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Porch

Glazed wooden entrance door, door to:

Hallway

Radiator, stairs to first floor.

Sitting Room 3.99m (13'1") x 3.49m (11'5")

Two double glazed sash windows to front, feature gas fire fireplace, two radiators, double door to:

Dining Room 3.96m (13') x 3.71m (12'2")

Window to rear, feature gas fireplace, two original built in storage cupboards, radiator, door to:

Kitchen/Breakfast Room

4.83m (15'10") x 4.65m (15'3")

Aluminium double glazed door and window to rear, wooden double glazed window to side, double glazed skylight, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, Carrara marble island worktop and window sill, integrated fridge freezer and dishwasher, fitted electric oven and four ring electric hob with extractor hood over, built-in microwave, utility cupboard with space for washing machine and tumble drier, radiator, electric radiator.

FIRST FLOOR

Landing

Stairs to second floor.

Bedroom 1 4.53m (14'10") x 4.00m (13'1")

Three double glazed sash windows to front, radiator.

Bedroom 2 3.97m (13') x 2.90m (9'6")

Aluminium double glazed window to rear, radiator.

Study 2.26m (7'5") x 1.69m (5'7")

Aluminium double glazed window to side, cupboard housing gas boiler.

Bathroom

Aluminium double glazed window to rear, four piece suite comprising bath with hand shower attachment, wash hand basin with storage under, shower enclosure and close coupled WC, built-in mirror cabinet, extractor fan, heated towel rail, under floor heating.

SECOND FLOOR

Loft Room 3.99m (13'1") x 2.00m (6'7")

Two wooden double glazed Velux windows, eaves storage.

Agents Note: The stairs leading to the loft room are narrow and steep. There is potential to fully convert the loft into a bedroom with full staircase, subject to the relevant planning permission.

EXTERNALLY

The rear garden is enclosed with a variety of shrubs, trees and flowers, ornamental pond, shed, cold water tap and gated side access. The neighbouring property has the benefit of rear pedestrian access.

Garden office 4.66m (15'3") x 2.24m (7'4")

Aluminium double glazed entrance door and windows to front and side, air conditioning/heating unit.

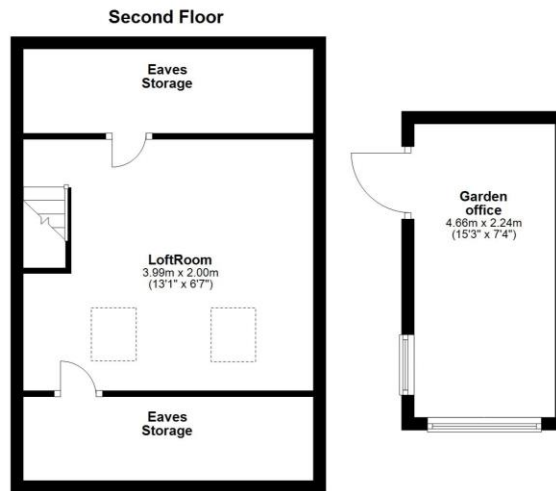
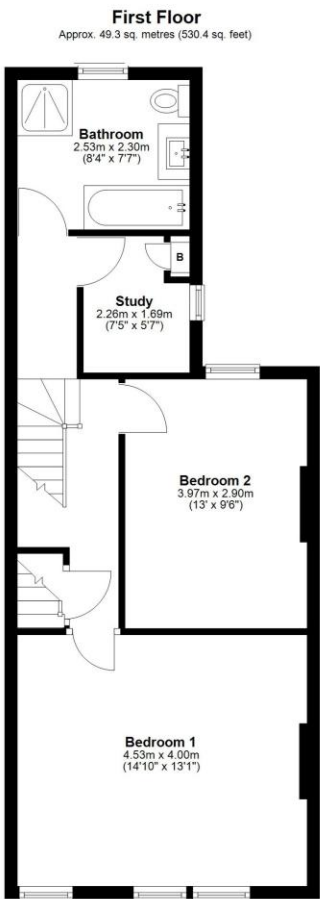
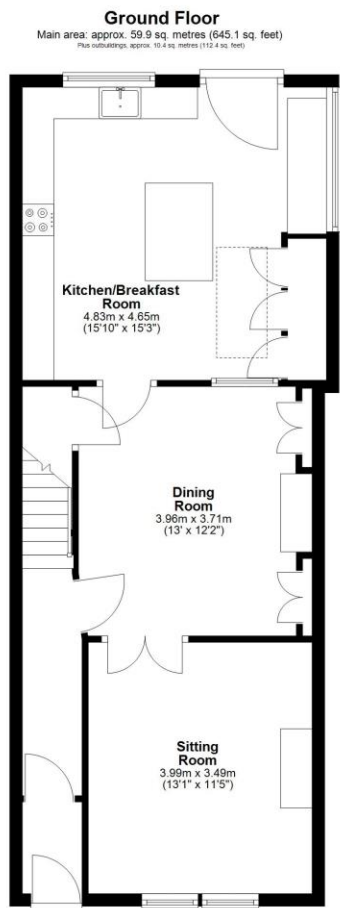
Council Tax:

Band C - £2,400.81 (April 2026 - March 2027 financial year).

Tenure:

Freehold.





Main area: Approx. 109.2 sq. metres (1175.5 sq. feet)
Plus outbuildings: approx. 10.4 sq. metres (112.4 sq. feet)
This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



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

What3words: ///detained.highlight.princely

Directions: From our office in Silver Street, proceed down the hill and straight over the mini roundabout. Proceed over the town bridge onto St. Margarets Street and take the first exit at the mini roundabout. Proceed onto Trowbridge Road where number 98 will be found further along 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		