



3 Tory Place  
Bradford on Avon, Wiltshire, BA15 1NW

Beautifully renovated Grade II listed maisonette enjoying panoramic views over Bradford on Avon and beyond. Situated in an elevated position above the town centre, conveniently located within a short walk of the train station, shops, restaurants, and other central amenities. Available with no onward chain, this superb home presents a fantastic downsizing opportunity, second home or holiday property investment.



### Views

- Two Double Bedrooms
- Open Plan Living Space
- Shower Room
- Electric Heating
- Private Entrance
- No Onward Chain

**£300,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Living Room / Kitchen

5.35m (17'7") x 4.77m (15'8") max

Wooden single glazed windows to front and rear, fitted with a matching range of base and eye level units with worktop space over, ceramic, sink unit with mixer tap, tiled splashbacks, integrated fridge and dishwasher, electric oven, electric hob with extractor hood over, electric heater, stairs to the first floor, wooden entrance door to rear.

#### Bedroom 1

3.68m (12'1") x 3.18m (10'5") max

Wooden single glazed window to front, built-in wardrobe, electric heater.

#### Hallway

Wooden single glazed window to rear, plumbing for washing machine with worktop space over.

#### Shower Room

Three piece suite with comprising, tiled shower enclosure, wash hand basin with cupboard under and close coupled WC, wooden obscure single glazed window to rear.

### FIRST FLOOR

#### Bedroom 2

4.96m (16'3") x 2.71m (8'11") max

Wooden single glazed window to front, double glazed Velux window to rear, electric heater, eaves storage.

#### Access / Parking

The property is only accessible on foot. The nearest on-street parking is available below on Newtown or above on Budbury Close.

**Council Tax:** Band A - £1,800.61 (April 2026 - March 2027 financial year)

**Tenure:** Freehold. There is a property below in Tory, which is underneath 3 Tory Place.

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

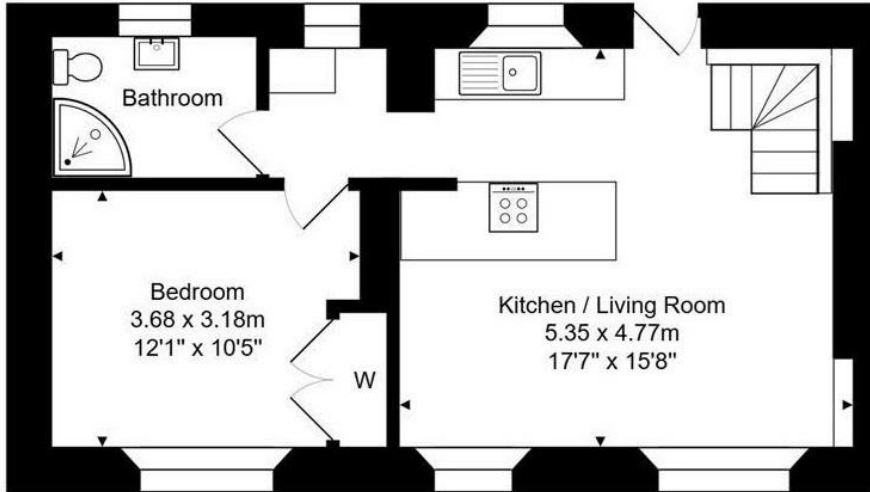
**What3words:** ///sandpaper.lunges.hairspray

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown. Take the first turning right onto Conigre Hill and on foot, take the second turning left onto Tory. Turn right to walk behind Tory where 3 Tory Place will be found further along on the left-hand side.

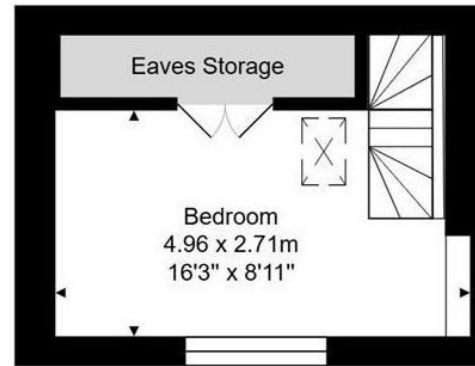
**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.



Ground Floor  
Area: 45.2 m<sup>2</sup> ... 486 ft<sup>2</sup>



First Floor  
Area: 13.8 m<sup>2</sup> ... 148 ft<sup>2</sup>



Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup> (excluding eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		