



224 Trowbridge Road
Bradford on Avon, Wiltshire, BA15 1EY



Charming terraced cottage enjoying particularly lovely living space with a cozy sitting room, kitchen/dining room and conservatory. Benefitting from a south westerly facing courtyard garden and conveniently located within a level walk of the town centre, train station and Kennet & Avon canal. Available with no onward chain.



Two Bedrooms
Sitting Room
Kitchen/Dining Room
Conservatory
Shower Room
Courtyard Garden
Gas Central Heating
Double Glazing
No Onward Chain

£300,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Sitting Room

5.20m (17'1") x 2.40m (7'10")

UPVC double glazed sash window to front, UPVC double glazed obscure entrance door to front, stairs to the first floor, radiator.

Kitchen/Dining Room

5.20m (17'1") x 2.41m (7'11")

UPVC double glazed sash window to rear, fitted with a matching range of base and eye level units with worktop space over, composite sink, fitted electric oven, four ring electric induction hob with extractor hood over, feature fireplace, built-in storage cabinets in recesses, radiator.

Conservatory

2.51m (8' 3") x 2.20m (7' 3")

UPVC double glazed construction with windows to rear and sides, UPVC double glazed door to garden.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1

5.05m (16'7") x 2.26m (7'5") max

Two UPVC double glazed sash windows to front, built in wardrobe and storage cupboard, radiator.

Bedroom 2

2.80m (9'2") x 2.57m (8'5")

UPVC double glazed sash window to rear, built in airing cupboard housing wall-mounted gas combination boiler, radiator.

Shower Room

1.25m (4'1") x 2.33m (7'8")

UPVC obscure double glazed window to rear, three piece suite comprising tiled shower enclosure shower enclosure, pedestal wash hand basin and close coupled WC, heated towel rail, part tiled surround and floor.

EXTERNALLY

Enclosed rear garden laid to patio with a variety of shrubs and trees, cold water tap, storage shed.

Council Tax: Band B - £2,100.71

(April 2026 - March 2027 financial year)

Tenure: Freehold.

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

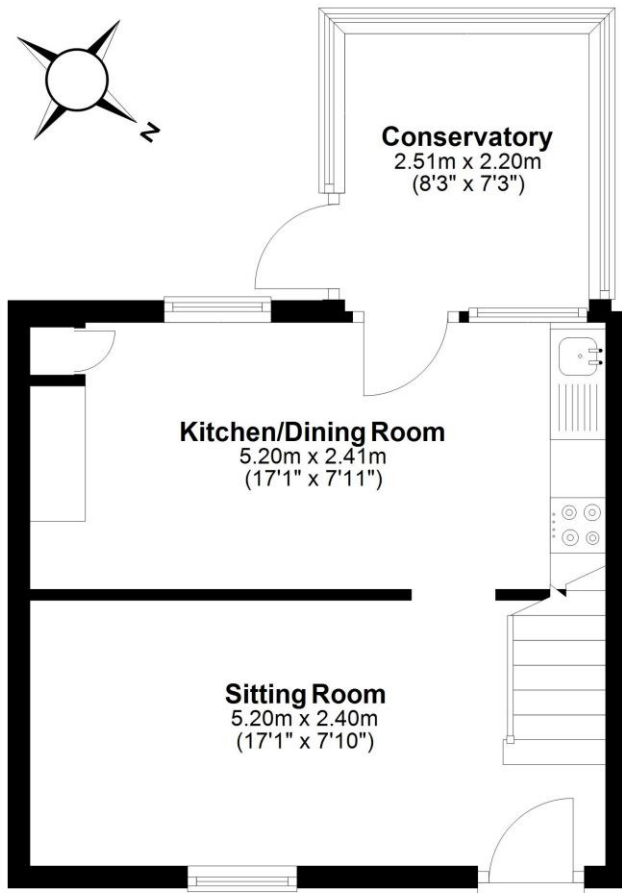
What3words: ///atlas.adding.humble

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Take the first exit at the mini roundabout and continue onto Trowbridge Road. Proceed straight over the next mini roundabout where number 224 will be found further along on the right-hand side.



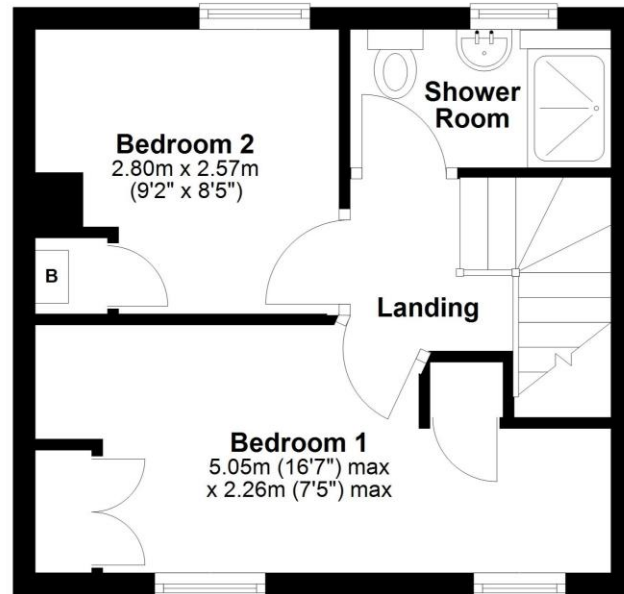
Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



First Floor

Approx. 25.6 sq. metres (276.0 sq. feet)



Total area: approx. 56.9 sq. metres (612.7 sq. feet)

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



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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		