



13 St. Margarets Street
Bradford on Avon, Wiltshire, BA15 1DA

Completely refurbished double-fronted Grade II listed cottage, ideally positioned in the heart of the town centre, within a 'stone's throw' of the train station and other central amenities. This charming home provides a generous level of versatile accommodation, perfect for those buyers seeking a property that offers both space and convenience. Available with no onward chain.



Two Double Bedrooms
Two Loft Rooms
Sitting Room
Dining Room
Kitchen & Breakfast Room
Four Piece Bathroom Suite
En-Suite Shower Room
Courtyard Garden
No Onward Chain

£510,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden entrance door to front, stairs to the first floor with storage cupboard under, radiator.

Sitting Room 4.42m (14'6") x 3.57m (11'9")

Wooden double glazed sash window to front, feature fireplace, built-in base level storage cupboard, radiator.

Dining Room 4.35m (14'3") x 3.12m (10'3")

Wooden double glazed sash window to front, feature fireplace, radiator.

Kitchen 3.51m (11'6") x 2.93m (9'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge freezer, dishwasher and washing machine, fitted electric oven, four ring hob with extractor hood over, built-in microwave, radiator.

Breakfast Room 3.04m (10') x 2.12m (6'11")

Skylight, radiator, wooden double glazed double door to courtyard.

Study 2.82m (9'3") x 1.58m (5'2")

Wooden double glazed sash window to rear, window to side, radiator, wall mounted gas combination boiler.

FIRST FLOOR

Landing

Wooden double glazed sash window to rear, radiator, stairs to the second floor.

Bedroom 1 11' 10" x 11' 9" (3.60m x 3.58m)

Wooden sash window to front, feature fireplace, radiator, understairs storage cupboard.

En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and close coupled WC, extractor fan, shaver point and light, heated towel rail.

Bedroom 2 4.51m (14'10") ax x 3.55m (11'8") max

Wooden double glazed sash window to front, feature fireplace, radiator.

Bathroom

Wooden obscure double glazed sash window to rear, four piece suite comprising bath with shower over, tiled shower enclosure, wash hand basin with cupboard under and close coupled WC, extractor fan, wall mounted mirrored cabinet, shaver point, radiator, heated towel rail.

SECOND FLOOR

Landing

Wooden double glazed Velux window, radiator.

Loft Room 1 4.42m (14'6") x 2.89m (9'6")

Wooden double glazed window to rear, radiator, access to eaves storage.

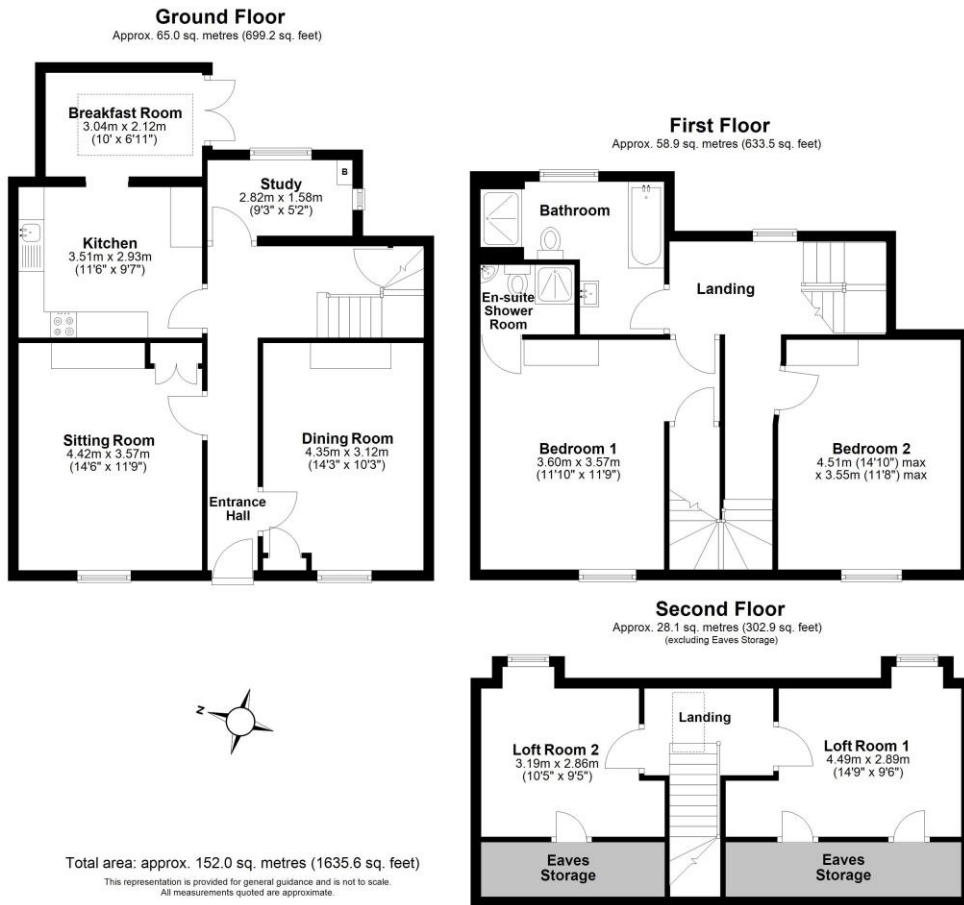
Loft Room 2 3.19m (10'5") x 2.86m (9'5")

Wooden double glazed window to rear, radiator, access to eaves storage.

EXTERNALLY

Courtyard garden with gated side access.





Council Tax: Band D - £2,700.91 (April 2026 - March 2027 financial year)

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

Tenure: Freehold. A small section of the property is a flying freehold as Bedroom 2 is above a shared passageway providing access to the garden for this property and access to other properties.

Directions: From our office in Silver Street, proceed down the hill and over the mini roundabout. Proceed over the town bridge onto St. Margarets Street where number 13 will be found on the left-hand side.

What3words: ///quitter.rotation.chucked

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.

