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Bath & Bradford on Avon

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Residential Sales



228 Trowbridge Road, Bradford-on-Avon, BA15 1EY

A characterful end of terrace, 2 bedroom period cottage with a southwest facing, low maintenance courtyard garden a short, level walk from the centre of the town.

Tenure: Freehold

£325,000

Situation

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band C – £2,275.51

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Description

Ground Floor

Entrance Hall – Accessed via Upvc front door with tiled flooring, radiator, metre cupboard, stairs rising to the first floor, digital thermostat, understairs cupboard, doors to living room and kitchen/diner

Living Room – With laminate flooring, front aspect double glazed window having cream plantation shutters, radiator, 3 wall lights, exposed Bath stone fireplace and chimney breast with inset log burning stove, built-in storage to either side.

Kitchen/Diner – With a range of floor and wall mounted units having wooden work surface areas incorporating Belfast sink and scored drainer, integrated appliances include oven, gas hob with extractor over and dishwasher, washing machine, tiled flooring, space for a dining table, feature stone pillar, 2 rear aspect double glazed windows, partially glazed door to the garden, feature exposed stone fireplace, understairs cupboard (currently housing fridge/freezer).

First Floor

Landing – With laminate flooring, access to loft space.

Bedroom 1 – With 2 front aspect windows having plantation shutters, laminate flooring, feature fireplace, built-in wooden wardrobes and shelving, tongue and groove wall, radiator.

Bedroom 2 – With laminate flooring, 2 rear aspect double glazed windows having plantation shutters, built-in wardrobes and shelving, tongue and groove wall, radiator.

Shower Room – With walk-in shower having glazed screen, rainforest shower head and separate hand held shower attachment, chrome heated towel rail, WC, wash hand basin, partially tiled walls, tiled flooring, spotlights, front aspect obscure glazed window.

Externally

To the rear of the property there is a paved courtyard garden, enclosed by panelled fencing and stone walls. There are various mature shrubs and a timber built shed.

Key Features

- End of terrace period property
- 2 double bedrooms
- Private Courtyard with south-westerly aspect
- Kitchen/diner
- Period features including wood burning stove

Floor Plan

228 Trowbridge Rd, Bradford on Avon, BA15 1EY



Ground Floor



First Floor

Total Floor Area
approx
51 Sqm
549 Sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent