



95 Tying Road
Winsley, Bradford on Avon, Wiltshire, BA15 2JP


KINGSTONS

Well proportioned, family size semi-detached home conveniently situated for Winsley's impressive array of amenities including primary school, public house, health centre and farm shop with café. Available with no onward chain and likely to generate a significant level of interest, early and decisive viewing is highly recommended.

Three Bedrooms
Sitting Room
Dining Room
Conservatory
Kitchen
Utility & Cloakroom
Study / Bedroom 4
Garden
Driveway
No Onward Chain

£375,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed window to side, built-in storage cupboard, wooden obscure glazed entrance door to front.

Sitting Room 3.67m (12') x 3.63m (11'11")

UPVC double glazed window to front, feature fireplace with gas fire, radiator.

Dining Room 3.65m (12') x 3.16m (10'4")

Stairs to the first floor, radiator.

Kitchen 3.48m (11'5") x 2.43m (8')

UPVC double glazed windows to side and rear, fitted with a matching range of base and eye level units, 1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, fitted electric oven, four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for dishwasher, tiled floor.

Utility Room

UPVC double glazed windows to side and rear, plumbing for washing machine, space for tumble dryer, tiled floor.

Cloakroom

UPVC double glazed window to side, close coupled WC, wash hand basin, tiled splashbacks and floor.

Conservatory 2.68m (8'10") x 2.19m (7'2")

UPVC double glazed windows to side and rear, UPVC double glazed double doors to garden, tiled floor.

Study / Bedroom 4 3.97m (13') x 2.46m (8'1")

UPVC double glazed window to side, radiator.

FIRST FLOOR

Landing

Loft hatch, built-in airing cupboard.

Bedroom 1 3.50m (11'6") x 3.01m (9'10")

UPVC double glazed window to rear, built-in storage cupboard, radiator.

Bedroom 2 2.94m (9'8") x 2.88m (9'5")

UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom 3 2.93m (9'7") x 2.59m (8'6")

UPVC double glazed window to front, built-in wardrobe, radiator.

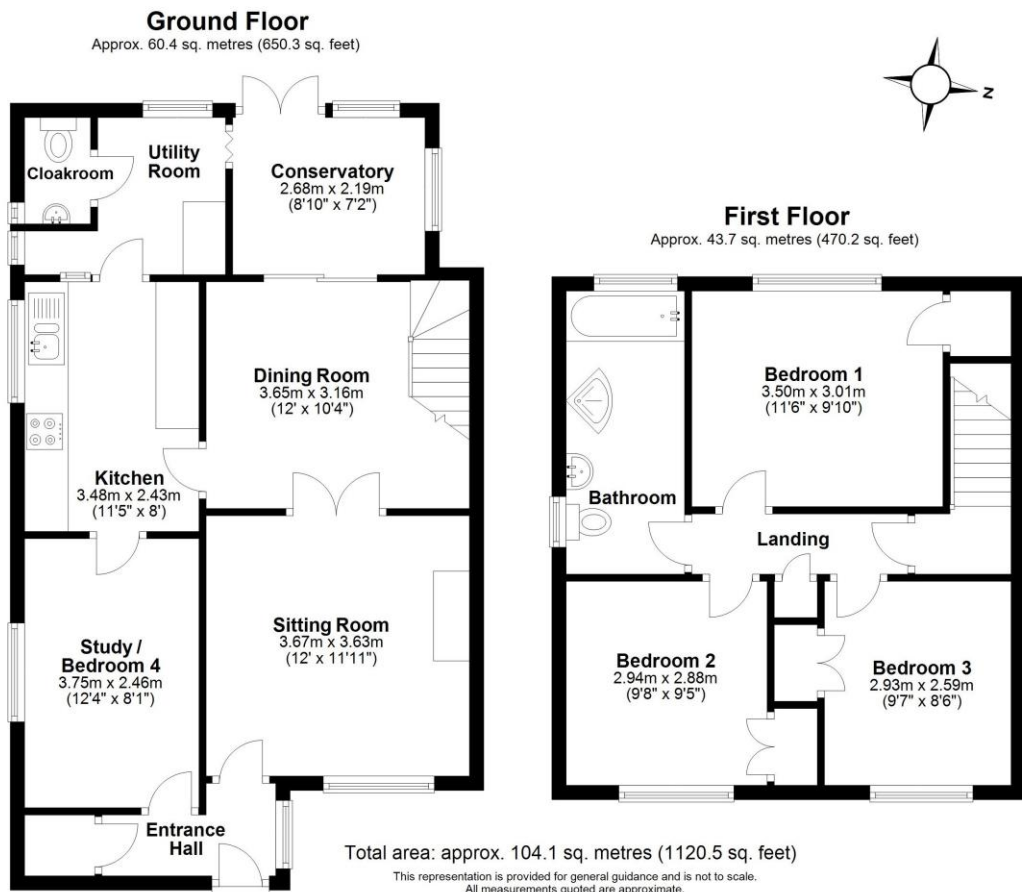
Bathroom

UPVC obscure double glazed windows to side and rear, four piece suite comprising bath, tiled shower enclosure with fitted shower, wash hand basin and close coupled WC, tiled splashbacks and floor, heated towel rail.

EXTERNALLY

Enclosed rear garden mainly laid to patio, gated side access, storage shed. Front garden mainly laid to lawn and a driveway providing off road parking.





Council Tax: Band D - £2195.28 (April 2022 - March 2023 financial year)

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

Directions: Leave Bradford on Avon via Winsley Road B3108 and upon reaching Winsley take the second exit at the roundabout onto the bypass. Take the first turning left onto Tying Road where number 95 will be found 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.



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