



46 Frome Road
Bradford on Avon, Wiltshire, BA15 2ED



Superbly situated late Victorian semi enjoying far reaching views across the Kennet & Avon canal to the town beyond. Quietly tucked away on the Frome side of the town and within walking distance of the town centre, train station, Fitzmaurice Primary School and many other local amenities. Sympathetically modernised to retain many period features and benefiting from a lovely terraced garden, detached garage and driveway. Providing a rare combination of desirable features, viewing is strongly advised.



- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Boot Room
- Cloakroom
- Shower Room
- Garden
- Garage
- Driveway

£685,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance / Boot Room

Double glazed window, space for freezer and tumble dryer, built-in cupboard with worktop space over, tiled floor, glazed entrance door.

Cloakroom

Close coupled WC, wash hand basin.

Kitchen 3.75m (12'4") x 3.18m (10'5")

Internal glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, four ring electric hob with extractor hood over, radiator.

Dining Room 4.29m (14'1") x 3.71m (12'2")

Two secondary glazed sash windows, internal glazed window, under-stairs storage cupboard, two radiators.

Sitting Room 5.17m (17') x 3.70m (12'2")

Two secondary glazed sash windows, original fireplace with gas fire, recessed storage cupboards and shelving, radiator, double glazed door to garden.

Hall

Stairs to the first floor.

FIRST FLOOR

Landing

Radiator.

Bedroom 1 5.17m (17') x 3.70m (12'2") max

Three secondary glazed sash windows, original fireplace, two radiators.

En-Suite Cloakroom

Wash hand basin, close coupled WC.

Bedroom 2 4.07m (13'4") x 3.45m (11'4")

Two secondary glazed sash windows, feature fireplace, wash hand basin with cupboard under, two radiators.

Bedroom 3 3.20m (10'6") x 1.88m (6'2")

Secondary glazed sash window, original fireplace, built-in storage cupboards, radiator.

Shower Room

Secondary glazed sash window, three piece suite comprising shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, extractor fan, tiled splashbacks, heated towel rail, tiled floor.

EXTERNALLY

Terraced garden dropping away to above the canal, mainly laid to patio with a variety of mature trees and shrubs, pond. To the side of the property is a driveway leading to:

Garage 5.80m (19') x 2.60m (8' 6")

Detached single garage with up and over door to front, personnel door to side, power and light connected.





Council Tax: Band E - £2,976.24 (April 2024 - March 2025 financial year)

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

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and across the town bridge on St. Margarets Street. Take the second exit at the roundabout onto Frome Road and proceed straight over the next mini roundabout. Continue over the canal bridge and turn immediately right. Proceed up the hill and take the first turning right where 46 Frome Road 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		