



36 Frome Road  
Bradford on Avon, Wiltshire, BA15 2EA

Beautifully presented detached Victorian home situated opposite the Kennet & Avon Canal. With generous rear garden and well proportioned accommodation arrange over two floors, this superb property retains much character and is also located within walking distance of the town's central amenities and train station - a very rare combination of highly desirable features not to be missed.



Situated Opposite Kennet & Avon Canal  
Three Double Bedrooms  
Sitting Room  
Dining Room  
Kitchen  
Ground Floor Bathroom  
First Floor Shower Room  
Generous Rear Garden  
Gas Central Heating  
Double Glazing

£550,000



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor with cupboard under.

#### Bathroom

1.75m (5'9") x 1.74m (5'9")

Three piece suite comprising bath with fitted shower over, wash hand basin with cupboard under, and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

#### Sitting Room

4.57m (15') into bay x 4.54m (14'11")

UPVC double glazed bay window, coal effect electric fire, radiator.

#### Dining Room

4.55m (14'11") x 3.33m (10'11")

UPVC double glazed window to side, radiator, wood burning stove.

#### Kitchen

4.54m (14'11") x 2.75m (9') max

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with swan neck mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, fitted electric oven, five ring gas hob with extractor hood over, radiator, UPVC double glazed doors to garden.

### FIRST FLOOR

#### Landing

UPVC double window to side, loft hatch.

#### Bedroom 1

4.54m (14'11") x 4.52m (14'10") into bay

UPVC double glazed bay window, feature fireplace, radiator.

#### Bedroom 2

3.64m (11'11") x 3.56m (11'8") max

UPVC double glazed window to side, feature fireplace, radiator.

#### Bedroom 3

3.38m (11'1") x 2.88m (9'5")

UPVC double glazed window to rear, uPVC double glazed window to side, feature fireplace, radiator.

#### Shower Room

2.30m (7'7") max x 1.70m (5'7")

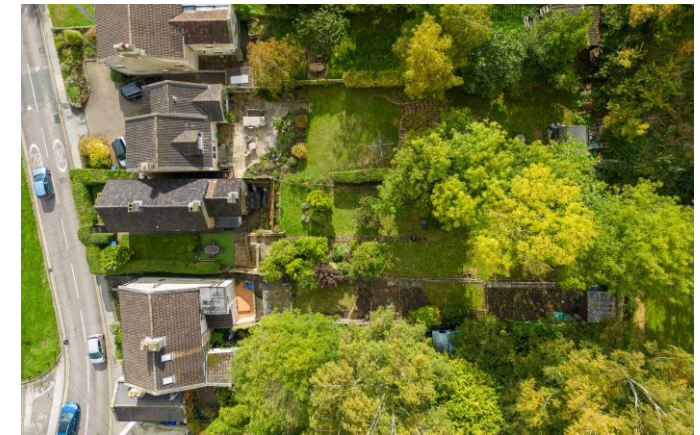
UPVC obscure double glazed window to side, three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, extractor fan, tiled splashback, heated towel rail.

**Council Tax:** Band D - £2,435.11 (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 and across the town bridge. Take the second exit at the roundabout onto Frome Road and again at the next. Continue over the canal bridge and number 36 will be found a little further along on the right-hand side, opposite the wharf.

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		