



81 Trowbridge Road  
Bradford on Avon, Wiltshire, BA15 1EG

  
**KINGSTONS**

Detached period home in need of modernisation, set on a generous, tucked away plot with easy access to central amenities and a precious driveway. An exceptionally rare opportunity for those seeking a real grand design and available with no onward chain.



Immense Potential  
Formerly Two Dwellings  
Three Bedrooms  
Two Reception Rooms  
Kitchen/Dining Room  
Garden Room  
Bathroom, Shower Room & En-Suite  
Car Port & Garage  
Large Rear Garden  
No Onward Chain  
Auction Guide Price £350,000



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

**Reception Room 1** 4.92m (16'2") x 3.39m (11'1")  
UPVC double glazed obscure entrance door, double glazed window to front, cupboard, electric heater.

#### Hallway

Plumbing for washing machine, stairs to first floor with storage under, electric heater.

**Shower Room** 2.52m (8'3") x 2.46m (8'1")  
UPVC double glazed window to rear, double glazed window to side, three piece suite comprising shower area with fitted electric shower, pedestal wash hand basin, close coupled WC, tiled splashbacks, heated towel rail.

**Kitchen/Dining Room** 4.62m (15'2") x 3.66m (12')  
Two windows to rear, glazed obscure side door and window to side, fitted base and eye level units with worktop space over, twin bowl stainless steel sink with single drainer and mixer tap, space for fridge and freezer, fitted electric oven, radiator, electric storage heater, stairs to first floor.

**Reception Room 2** 3.71m (12'2") x 3.44m (11'3")  
Double glazed window to front, feature fireplace with open fire, electric storage heater.

#### Garden Room

UPVC double glazed door to side, double glazed windows to rear and sides.

#### Side Entrance

UPVC double glazed entrance door, windows to front and side, store.

#### Covered Access To Rear

Two UPVC double glazed side doors.

#### Cloakroom

Low level WC, wash hand basin, tiled splashbacks.

### FIRST FLOOR

#### Landing

Double glazed window to side, two UPVC obscure double glazed windows to rear, cupboard housing Belfast sink.

**Bedroom 1** 3.60m (11'10") x 3.39m (11'1")

Two double glazed windows to front, electric storage heater, folding door to:

#### Bathroom

Window to side, fitted bath with electric shower over, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, shaver light.

#### Landing

**Bedroom 2** 3.67m (12') x 3.41m (11'2")

Double glazed window to front, feature fireplace, electric storage heater.

**Bedroom 3** 3.65m (12') x 2.93m (9'7")

Double glazed window to rear, storage over stairs, wash hand basin, electric storage heater.

#### Shower Room

Double glazed window to side, obscure glazed window to side, fitted shower enclosure, wash hand basin and low-level WC.

### EXTERNALLY

The rear garden is mainly laid to lawn with various shrubs and mature fruit trees, shed and patio area. Covered car port to side with driveway to front providing off road parking.

#### Garden Store

Glazed window to side.

#### Garage

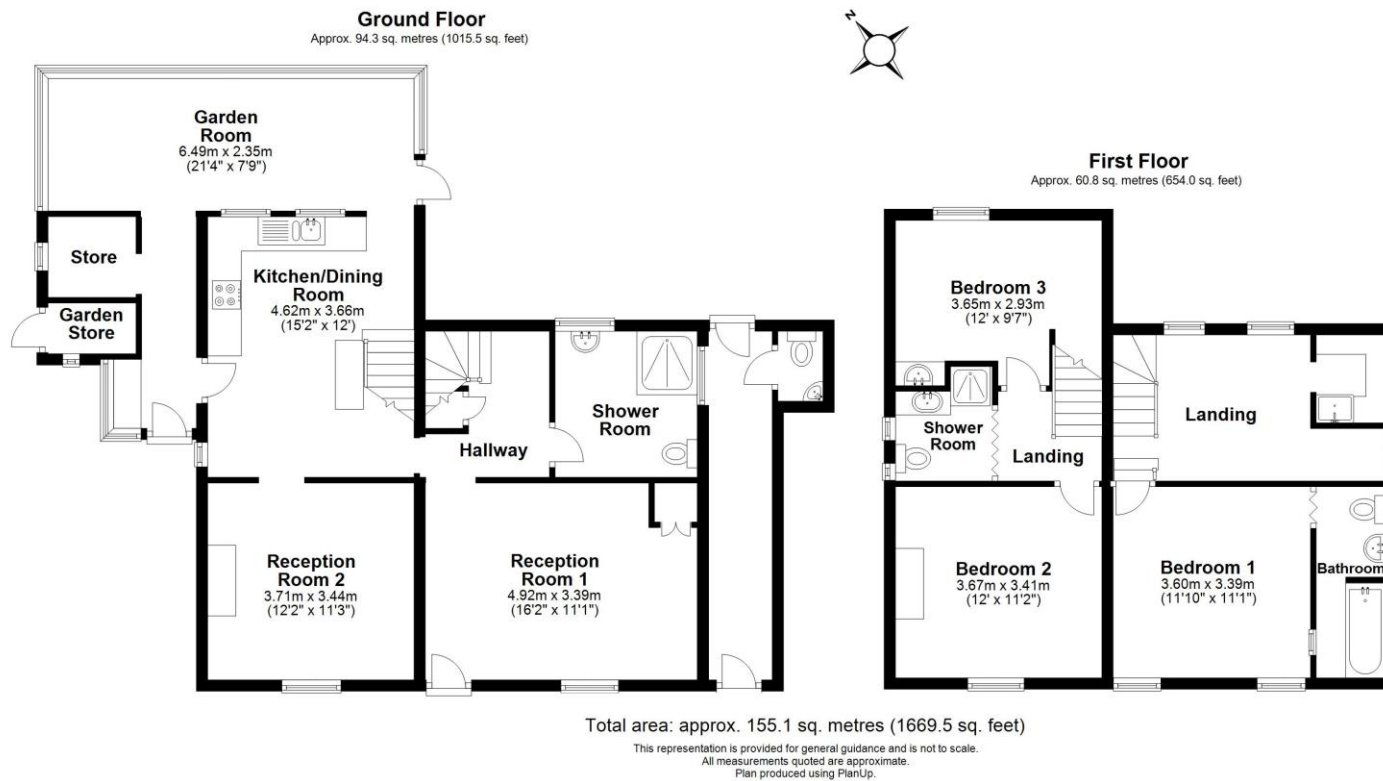
#### Council Tax:

Band F - £3,517.38  
(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, across the mini roundabout and over the town bridge. Take the second exit at the next roundabout onto Frome Road and the first exit at the next roundabout onto Junction Road. Turn right at the T junction onto Trowbridge Road where number 81 will be found on the left.

**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.

