



9 Winsley Road
Bradford on Avon, Wiltshire, BA15 1QR



Charming period home (originally two cottages) retaining a wealth of character and enjoying a lovely sunny garden. Conveniently situated on the Bath side of the town on a tucked away no through road and still within easy reach of the town centre amenities. In need of some modernisation but offering great scope and available with no onward chain.



Two Bedrooms
Sitting Room
Dining Room
Kitchen
Utility Room
Shower Room
Garden
Gas Central Heating
No Onward Chain

Auction Guide Price **£250,000**



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Sitting Room

5.23m (17' 2") x 4.34m (14' 3") max

Wooden single glazed sash window to front, UPVC double glazed window to rear, feature fireplace with wood burning stove, three radiators, wooden entrance door to front, door to stairs to the first floor with cupboard under.

Lean to

2.38m (7' 10") x 1.83m (6')

Wooden single glazed windows to side and rear, wooden single glazed door to garden.

Dining Room

3.91m (12' 10") x 3.11m (10' 2")

Single glazed sash window to front, radiator.

Kitchen

3.09m (10' 2") x 2.38m (7' 10")

UPVC double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel twin bowl sink unit, built-in electric oven, four ring gas hob with extractor hood over, space for fridge, tiled floor.

Utility Room

UPVC glazed window to rear, plumbing for washing machine, space for fridge/freezer, tiled floor, radiator, wall mounted gas boiler, wooden glazed door to garden.

Shower Room

UPVC obscure double glazed window to rear, three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, tiled floors.

FIRST FLOOR

Landing

Wooden single glazed sash window to front.

Bedroom 1

4.39m (14' 5") x 3.39m (11' 1") max

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

Bedroom 2

3.89m (12' 9") x 3.14m (10' 4") max

Wooden single glazed sash window to front, UPVC double glazed window to rear, built-in wardrobe, radiator, loft hatch.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of mature shrubs and trees, patio area, storage shed.

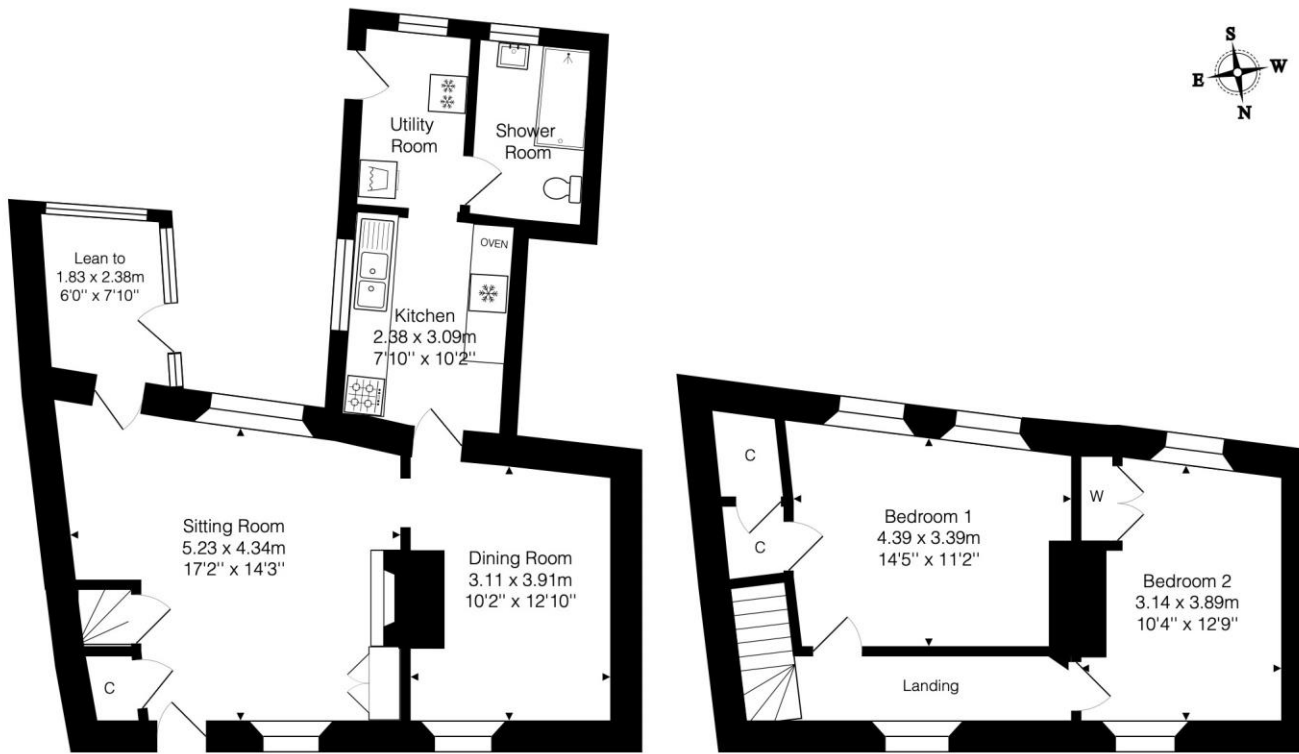
Council Tax: Band C - £2,164.54

(April 2024 - March 2025 financial year)

Tenure: Freehold.

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





Ground Floor
Area: 60.7 m² ... 653 ft²

First Floor
Area: 37.0 m² ... 398 ft²

Total Area: 97.7 m² ... 1052 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcasessments.co.uk



Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and bear right onto Masons Lane. At the top of the hill bear left at the mini roundabout onto Bath Road. Turn left at the next mini roundabout onto Winsley Road. Take the first turning left onto Priory Close and turn immediately left onto the old part of Winsley Road where number 9 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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		