



Ground Floor Flat
193 Winsley Road, Bradford on Avon, Wiltshire, BA15 1NU


KINGSTONS

Well-proportioned flat occupying the ground floor of a converted period building, benefitting from a garden and parking. Conveniently situated on the Bath side of the town, within easy reach of many location amenities including the Wiltshire Music Centre. Available with no onward chain and presenting an ideal first-time purchase, downsizing opportunity or investment property.

One Bedroom
Sitting Room
Kitchen/Dining Room
Bathroom
Garden
Parking
No Onward Chain

£190,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed windows to front, side and rear, UPVC double glazed entrance door to front, space for tumble dryer, tiled floor.

Kitchen/Dining Room

3.47m (11'5") x 3.18m (10'5")

UPVC double glazed sash window to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl ceramic sink unit, plumbing for washing machine, space for fridge/freezer, gas point for cooker with extractor hood over, radiator, tiled floor, wall mounted gas combination boiler.

Hall

Built-in storage cupboard.

Sitting Room

3.65m (12') x 3.65m (12')

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

Bedroom

3.61m (11'10") x 3.33m (10'11")

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

Bathroom

UPVC obscure double glazed window to front, fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail.

EXTERNALLY

Garden mainly laid to lawn with flower and shrub borders, storage shed, driveway.

Right of way: The ground floor flat owns the garden to the rear and side and the first floor flat owns the garden to the front. Each property has a right of way through the neighbouring garden for access.

Council Tax: Band A - £1,540.81
(April 2023 - March 2024 financial year)

Tenure: 999 year lease. Shared freehold.

Ground Rent: N/A.

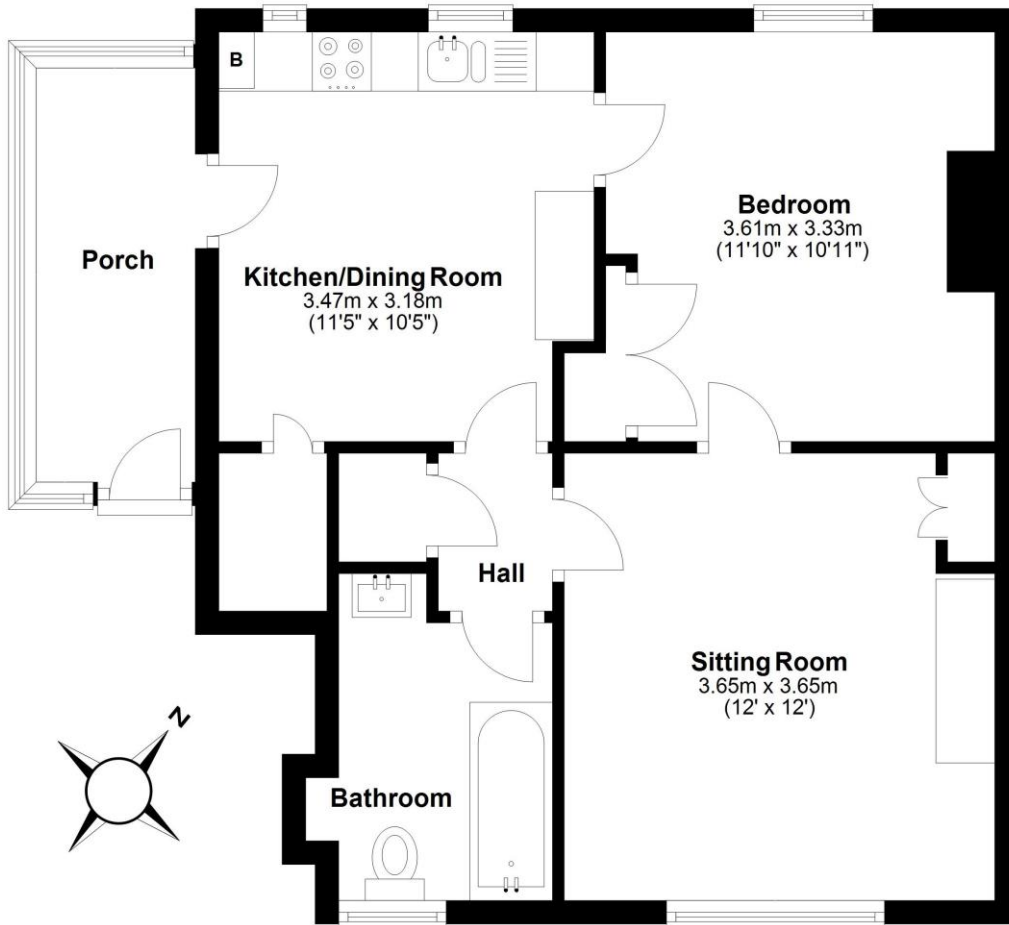
Service Charge: There is no regular service charge but the buildings insurance and maintenance is shared with the first floor flat.

Viewing: Strictly by appointment through the Agent Kingstons.

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Continue up the hill onto Masons Lane and at the top of the hill take the first exit at the roundabout onto Bath Road. Turn left at the next roundabout onto Winsley Road where number 193 will be found further along on the right-hand side.



Ground Floor



Total area: approx. 51.4 sq. metres (553.5 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.