



40 Trowbridge Road
Bradford on Avon, Wiltshire, BA15 1EP


KINGSTONS

Victorian terrace requiring refurbishment and presenting tremendous scope for improvement. Backing on to school playing fields and conveniently placed for the train station and other central amenities, the practical layout is typical of the period with the useful addition in more recent years of a loft room. Very much a blank canvas for those buyers seeking a project to get their teeth into, this superb property presents a rare opportunity not to be missed and is available with no onward chain.



Great Scope For Improvement

Three Bedrooms

Sitting Room

Dining Room

Study

Kitchen

Bathroom

Garden

No Onward Chain

Auction Guide Price

£325,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Door to:

Hall

Radiator, stairs to the first floor.

Sitting Room 4.06m (13'4") x 3.38m (11'1")

Secondary glazed window to front, feature fireplace, radiator, shelved recesses with bookshelves and cupboards.

Dining Room 3.94m (12'11") x 3.56m (11'8")

Window to rear, feature fireplace, radiator, shelved recesses with cupboards, under-stairs storage cupboard.

Study 3.10m (10'2") x 2.84m (9'4")

Window to side, fireplace with wood burning stove, radiator, shelved recess WITH cupboards, pantry cupboard.

Kitchen 2.87m (9'5") x 2.44m (8')

Window to side, fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, plumbing for washing machine, fitted oven and four ring hob with pull out extractor hood over, radiator, tiled floor, glazed door to garden.

FIRST FLOOR

Landing

Stairs to second floor.

Bedroom 1 4.50m (14'9") x 3.93m (12'11")

Two windows to front, under stairs storage cupboard, storage cupboard, radiator.

Bedroom 2 3.94m (12'11") x 2.77m (9'1")

Window to rear, feature fireplace, radiator.

Bathroom 3.07m (10'1") x 2.84m (9'4")

Window to rear, three piece suite comprising bath with hand shower attachment and fitted shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, feature fireplace, cupboard housing gas combination boiler, radiator, storage cupboard.

SECOND FLOOR

Landing

Double glazed velux skylight, door to:

Bedroom 3 5.46m (17'11") x 4.48m (14'8")

Three double glazed velux skylights, radiator, two storage cupboards.

EXTERNALLY

Store, outside cold-water tap, exterior light, gated side access patio.

Council Tax:

Band C- £2,054.41

(April 2023 - March 2024 financial year)

Tenure:

Freehold.





Total area: approx. 124.7 sq. metres (1342.7 sq. feet)

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



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

Directions: From our office in Silver Street, proceed down the hill over the mini roundabout and across the town bridge. Take the second exit at the next mini roundabout onto Frome Road and the first exit at the next onto Junction Road. Turn right at the T-junction onto Trowbridge Road where number 40 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		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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