



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



Period semi requiring modernisation with tremendous scope for improvement. Conveniently placed for central amenities including train station, swimming pool, library, cafes and restaurants, and very much a blank canvas for buyers seeking a grand design project. Presenting a very rare opportunity indeed and available with no onward chain.



Immense Potential

Three Bedrooms

Kitchen

Sitting Room

Dining Room

Bathroom

Cloakroom

Garden

Vehicular Access

No Onward Chain

Auction Guide Price £250,000



ACCOMMODATION

(all dimensions being approximate)

BASEMENT

Fireplace.

GROUND FLOOR

Sitting Room 4.41m (14'6") x 3.51m (11'6")

UPVC double glazed double door to front garden, feature fireplace, radiator.

Dining Room 3.46m (11'4") x 3.38m (11'1")

UPVC double glazed obscure door to side, glazed sash window to side, radiator, stairs to basement.

Kitchen 3.89m (12'9") x 3.54m (11'7")

Glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric oven, electric hob, storage cupboard, radiator.

FIRST FLOOR

First Floor Landing

Stairs to second floor.

Bedroom 1 4.39m (14'5") x 3.54m (11'7")

Glazed window to front, feature fireplace, radiator.

Bathroom

Obscure glazed window to side, bath, shower enclosure, wash hand basin, radiator.

Cloakroom

Low-level WC.

SECOND FLOOR

Second Floor Landing

Bedroom 2 4.39m (14'5") x 3.54m (11'7")

Glazed window to front, fireplace, cupboard, wash hand basin, radiator, access to loft.

Bedroom 3 3.49m (11'5") x 3.44m (11'3")

Glazed window to side, cupboard, wash hand basin, radiator.

EXTERNALLY

The garden is mainly laid to lawn with patio area. Vehicular access presents potential to create off road parking area.

Council Tax:

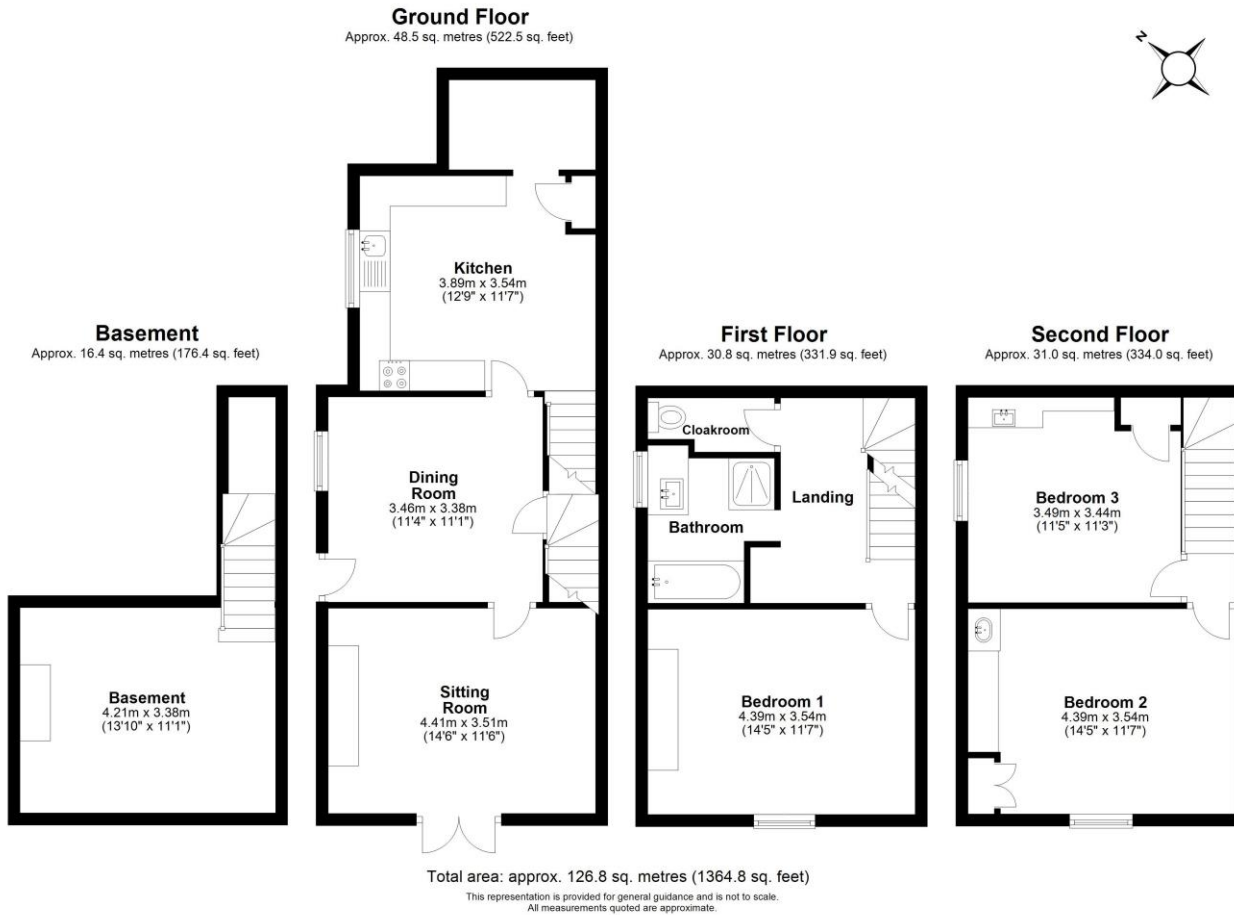
Band D - £2,311.21

(April 2023 - March 2024 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 town bridge and onto St Margarets Street. Continue onto Trowbridge Road where number 85 will be found on the left-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.

