



TROWBRIDGE ROAD, BRADFORD-ON-AVON

£325,000 Freehold

Charming 2 Bedroom Character Cottage in Bradford on Avon – No Onward Chain



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Located in the sought-after town of Bradford on Avon, this delightful two-bedroom character cottage offers surprisingly spacious accommodation and a lovely, good-sized rear garden - perfect for enjoying on sunny days or a spot of gardening.

Inside, the welcoming open-plan lounge features an original character fireplace with a wood-burning stove, creating a warm and inviting heart to the home. From here, the space flows into a bright and functional Kitchen/Breakfast room, which opens directly out onto the long rear garden.

Upstairs, you'll find two double bedrooms along with a stylish shower room.

The cottage is situated on the Trowbridge side of town, within walking distance of Fitzmaurice Primary School, making it ideal for a small family. Local amenities are close at hand, including the nearby Sainsburys supermarket, and the property is just a short stroll from the picturesque Kennet and Avon Canal.



For commuters, Bradford on Avon train station is also within easy walking distance, offering excellent links to Bath, Bristol, Cardiff, London and beyond.

Offered with no onward chain, this charming home is ready to move into and enjoy.



Lounge

15'11 x 12'2

Kitchen/Breakfast Room

15'10 x 12'2

Bedroom 1

12'2 x 8'2

Bedroom 2

12'2 x 6'8

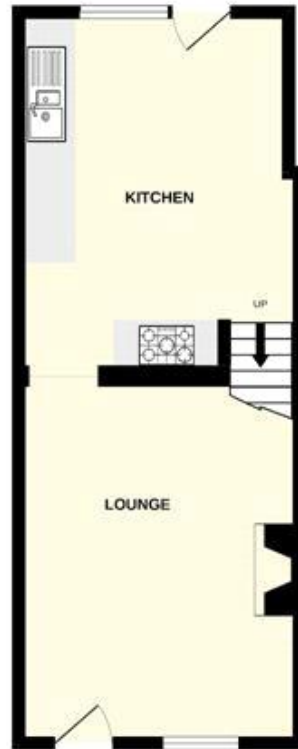
Shower Room

Garden

There is an excellent sized and well enclosed rear garden.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency until they are given.
Made with Metagex 10/10/22

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: B
(Wiltshire Council)
Tenure: Freehold
Parking options: On Street
Garden details: Enclosed Garden, Rear Garden

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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