



33a Market Street
Bradford on Avon, Wiltshire, BA15 1LL



First floor apartment with its own private entrance, situated in a Grade II listed building enjoying an envious position in the centre of town. Requiring modernisation throughout but offering great scope for further improvement, this property would make an ideal investment property for the savvy buyer. Available with no onward chain.

One Bedroom
Living Room
Kitchen
Shower Room
Private Entrance
No Onward Chain

£149,950



ACCOMMODATION (all dimensions being approximate)

FIRST FLOOR

Living Room

3.99m (13'11") x 3.24m (10'8") max
Wooden secondary glazed sash window to rear, wooden single glazed window to side, radiator, exposed floorboards, loft hatch, wooden glazed entrance door to rear.

Kitchen

2.33m (7'8") x 2.05m (6'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, space for cooker, radiator.

Bedroom

4.25m (13'11") x 3.07m (10'1") max
Wooden obscure single glazed sash window to side, built-in storage cupboard, radiator, exposed floorboards .

Shower Room

Metal obscure single glazed window to side, three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and low-level WC.

EXTERNALLY

A shared gate provides access to 33a & 33b. 33a has steps up to the entrance door and also has space to store bins.

Council Tax: Band A - £1,623.41
(April 2024 - March 2025 financial year)

Tenure: Leasehold (new 999 year lease to be drawn up).

Ground Rent: N/A.

Service Charge: There is no fixed service charge but this property is responsible for a share of the buildings insurance and external maintenance.

Viewing: Strictly by appointment through the Agent Kingstons.

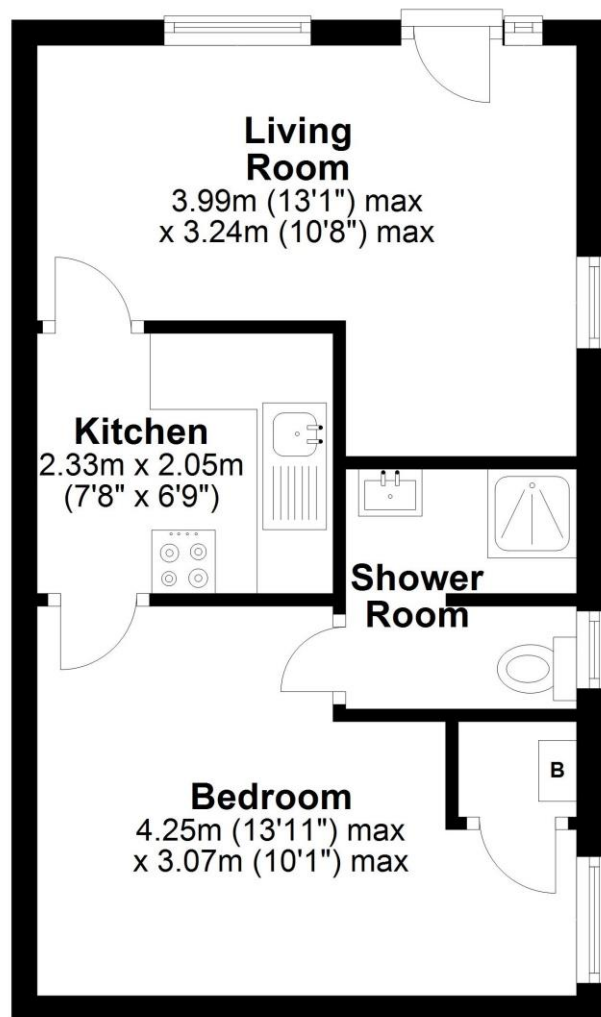
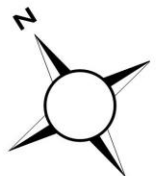
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Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill where 33a will be found on the right-hand side (accessed to the rear via an alleyway between Second Hand Rose and BJP Finance).

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.



First Floor



Total area: approx. 31.1 sq. metres (334.7 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 | | |
| 55-68 | D | | 64 D |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |