



31 Frome Road  
Bradford on Avon, Wiltshire, BA15 2EA

  
**KINGSTONS**



Attractive three storey period home, lovingly refurbished to a high standard by the current owners, providing light and airy accommodation throughout and enjoying a fine outlook from the upper floors. Conveniently located within walking distance of the Kennet & Avon canal, train station and other central amenities, this superb property would make an excellent first-time purchase, holiday home or downsizing opportunity.

Two Bedrooms  
Loft Room  
Sitting Room  
Dining Room  
Kitchen  
Cloakroom  
Bathroom  
Garden  
Gas Central Heating  
Double Glazing  
**£400,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Entrance door to front, feature tiled floor, radiator.

#### Sitting Room

3.89m (12'9") x 3.44m (11'3")

UPVC double glazed window to front, feature fireplace, radiator.

#### Dining Room

4.94m (16'2") x 2.75m (9')

Two built-in recessed storage cupboards, two radiators, stairs to first floor with storage cupboard under.

#### Kitchen

4.07m (13'4") x 2.44m (8')

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, Belfast sink unit, fitted electric oven, electric four ring induction hob with extractor hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, radiator, UPVC double glazed door to garden.

#### Cloakroom

UPVC obscure glazed window to side, wash hand basin, close coupled WC.

### FIRST FLOOR

#### Landing

Door to stairs to second floor.

#### Bedroom 1

3.49m (11'5") x 3.24m (10'8")

UPVC double glazed window to front, feature fireplace, radiator.

#### Bedroom 2

2.82m (9' 3") x 2.77m (9' 1")

Wooden double glazed window to rear, built-in storage cupboard housing fitted Worcester-Bosch combination boiler (installed August 2020), radiator.

#### Bathroom

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

### SECOND FLOOR

#### Loft Room

5.57m (18'3") x 4.94m (16'2") max

Wooden double glazed window to rear, two double glazed Velux windows to front, wash hand basin with cupboard under, radiator.

### EXTERNALLY

The front garden is mainly laid to lawn with flower and shrub borders, and patio. The enclosed rear garden has a patio area at the ground floor level with steps up to a long terraced garden with levels laid to decking, lawn and a variety of flowers and shrubs.







**Tenure:** Freehold. **Council Tax:** Band C - £2,054.41 (April 2023 - March 2024 financial year)

**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 onto St. Margarets Street. Proceed to the mini roundabout and take the second exit onto Frome Road. Continue straight over the next mini roundabout and over the canal bridge. Number 31 Frome Road will be found further along 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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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