



66 Poulton
Bradford on Avon, Wiltshire, BA15 1EA

Mature terraced home backing onto playing fields and ideally positioned within walking distance of the town centre, train station, Fitzmaurice Primary School, and other local amenities. Featuring well proportioned accommodation, with a particularly impressive ground floor including a family-friendly kitchen/dining room, lovely sitting room with bi-folding doors opening onto the south-westerly facing garden and a useful study area. Offering an exceptional opportunity for first-time buyers, downsizers or buy-to-let investors, this is a property not to be missed. Early and decisive viewing is highly recommended.



Backing Onto Playing Fields
Three Bedrooms
Sitting Room
Kitchen/Dining Room
Study
Bathroom
Garden
Covered Seating Area
Gas Central Heating
Double Glazing

£290,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed window and wooden double glazed entrance door to front, stairs to the first floor, radiator.

Kitchen/Dining Room 4.53m (14'10") x 2.93m (9'7")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, fitted electric oven and four ring gas hob with extractor hood over, radiator.

Sitting Room 4.86m (15'11") x 3.09m (10'2")

Wooden double glazed bi-folding door to covered deck, radiator, sliding bookcase to:

Study 1.49m (4'11") x 1.11m (3'8")

UPVC double glazed sash window to side, radiator.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1 3.67m (12'1") x 2.92m (9'7")

UPVC double glazed window to front, covered wardrobe, radiator.

Bedroom 2 3.35m (11') x 1.96m (6'5")

UPVC double glazed window to rear, radiator, cupboard housing wall mounted gas boiler.

Bedroom 3 2.79m (9'2") x 2.43m (8')

UPVC double glazed window to rear.

Bathroom

UPVC double glazed window to front, three piece suite comprising bath with electric shower over, wash hand basin with cupboard under and close coupled WC, extractor fan, radiator.

EXTERNALLY

Backing onto playing fields, the rear garden is landscaped with a variety of mixed plants and shrubs, shed, patio and rear gate. The front garden has a variety of flowers and shrubs, storage unit.

Council Tax: Band B - £1,991.08 (April 2025 - March 2026 financial year)

Tenure: Freehold.

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

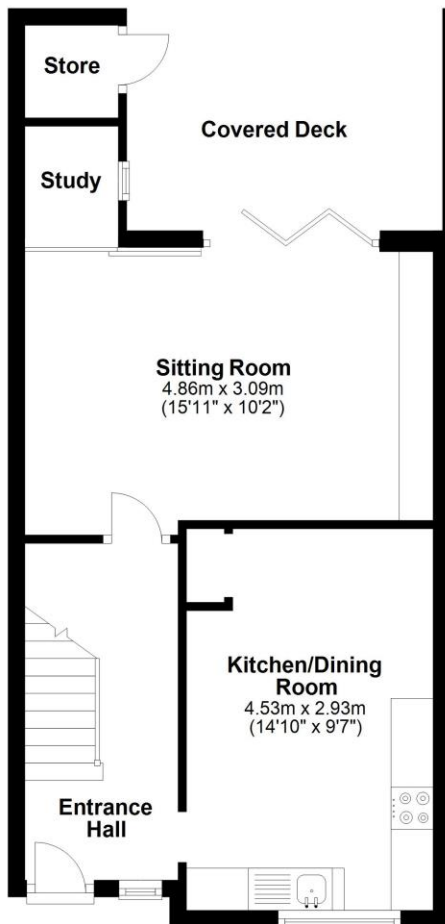
What3words: ///yield.faster.owner

Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Take the first exit at the next mini roundabout and continue onto Trowbridge Road. Turn right at the next mini roundabout onto Poulton and take the first turning right where number 66 will be found further long on the left-hand side.



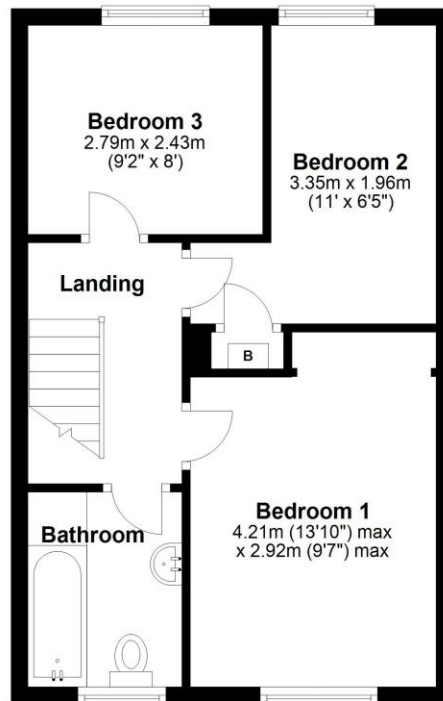
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)

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

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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		