



3 BEDROOM TERRACED | BRADFORD ROAD, BA14 | GUIDE PRICE £255,000

DESCRIPTION

This beautiful three bedroom period home has been comprehensively restored and hugely improved by the current owner. With new floors, ceilings, walls, full roof restoration, rewire, double glazing, kitchen, bathrooms and central heating. The list goes on, so please do get in touch to find out more.

Within easy level walking distance to the train station and all the amenities in the town centre, this family home is sure to impress any buyer.

Through the front door there is an entrance hall with original tiled floor providing access to a large sitting room / dining room, with a double aspect and handy storage cupboard. This in turn leads to a contemporary style fitted kitchen with built in appliances, a vestibule with rear door access, and a beautifully fitted bathroom.

Upstairs there are three good sized bedrooms and a cleverly positioned newly fitted double shower room. Outside and to the rear is a fully enclosed sunny garden mostly laid to lawn.

All in all, a superb home offering plenty of space and ready to move in to.

Bradford Road is just a short walk from the town centre providing many amenities including an excellent selection of both primary and secondary schooling. There is also a cinema complex, a Marks & Spencer Food Hall and many other shopping facilities, sports facilities and a train station, all within easy walking distance.

Tenure: Freehold

Local authority: Wiltshire County Council

Council Tax Band: B

Services: Mains gas, water, electricity and drainage

EPC rating: C



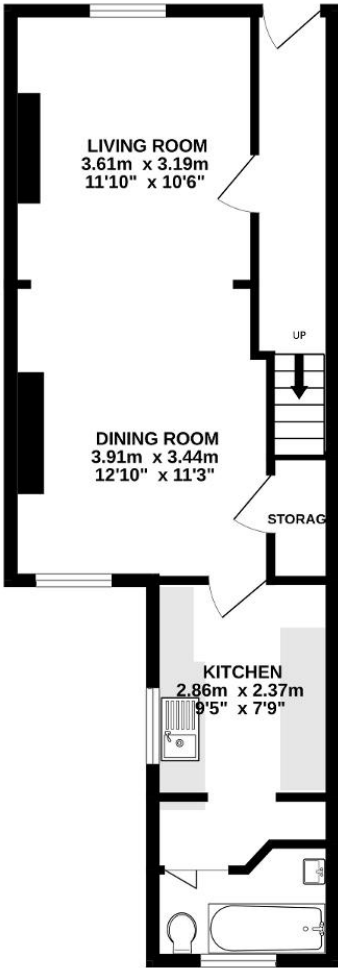
KEY FEATURES

- Terraced period home
- Comprehensively refurbished
- Beautifully fitted kitchen
- Three good sized bedrooms
- New central heating and double glazing
- Retaining original features
- Large sitting room/dining room
- Downstairs bathroom
- Stylish upstairs shower room
- Southerly facing enclosed rear garden

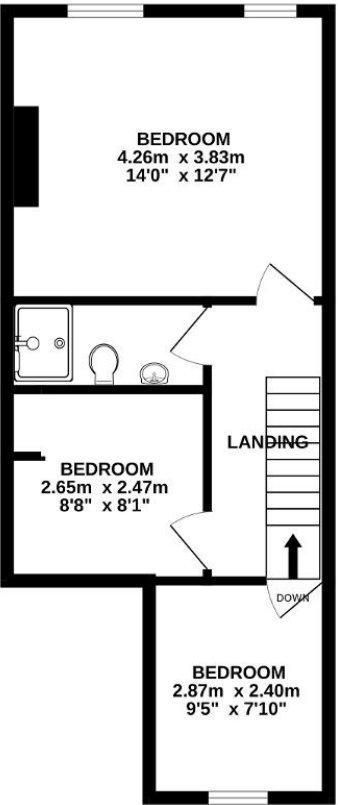




GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.



1ST FLOOR
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (875 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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