

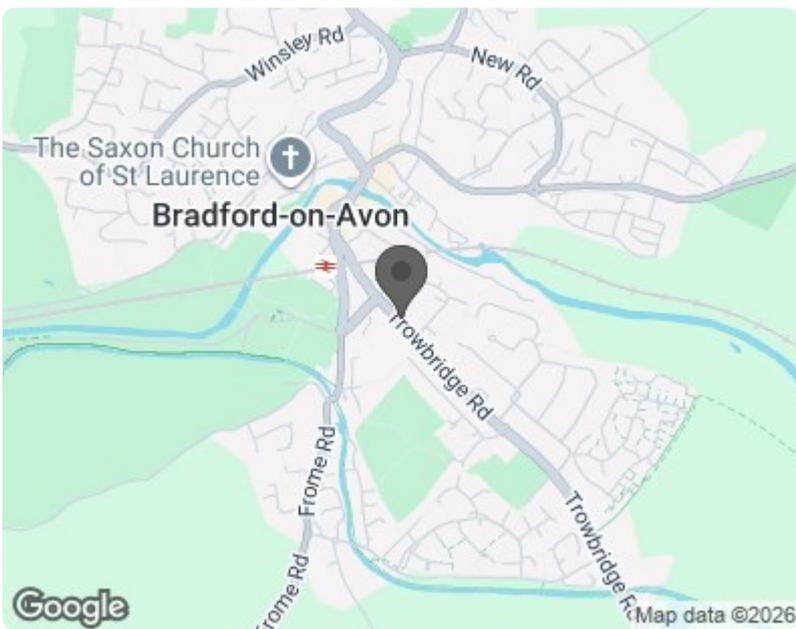


**23 Trowbridge Road
Bradford-On-Avon, BA15 1EE**

Guide Price £625,000

A beautifully presented three bedroom semi-detached family home tucked away in a sought-after location close to the town centre with a generous landscaped rear garden & ample driveway parking for several cars.

**EPC & FLOOR PLAN TO FOLLOW.
VIEWINGS COMMENCE MONDAY 23RD MARCH 2026.**



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	