



**NASH  
& CO**

**Crescent Gardens**  
Monmouth Place | Bath





## Summary

A charming and beautifully presented 3-bedroom Edwardian home in the city centre. This bay fronted period property benefits from a wealth of character plus bright and generously proportioned rooms. The property offers 4 off street parking bays to the rear - a real asset in the city centre. Accommodation includes: entrance hallway, sitting room, dining room, open plan kitchen/breakfast room, utility room, workshop, ground floor WC, and modern family bathroom. Externally, to the rear, there is a mature courtyard garden leading to the 4 off-street parking bays. The front garden sets the property back from Monmouth Place and hedges provide extra privacy.

## Location

Crescent Gardens is close to the heart of Bath's city centre which offers a diverse range of restaurants, shops and cultural opportunities, including: Bath Spa, Theatre Royal, Pump Rooms, and Bath Abbey, amongst others. The property is located near to the Royal Victoria Park with its 57 acres of open parkland and botanical gardens beginning just below the Royal Crescent. Local schools include Kingswood and Royal High independent schools, both of which are a short drive away. Alternatively, Beechen Cliff Boys' and Hayesfield Girls' Schools are within walking distance south of the river Avon. Bath Spa railway station (10-minute level walk) provides a main line link with London Paddington, as well as Wales and the south west. The M4 motorway is also accessible at junction 18 (25-minute drive north of Bath). The A4 leads straight to Bristol.





- 3 bedrooms
- Edwardian terraced property
- 2 reception rooms
- Fitted kitchen/breakfast room
- Workshop, utility room & d/s WC

- Period character & charm
- Beautifully presented
- 4 off-street parking bays
- City centre location
- Circa 1486 sq. ft

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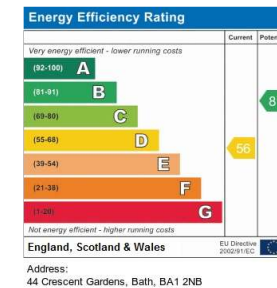
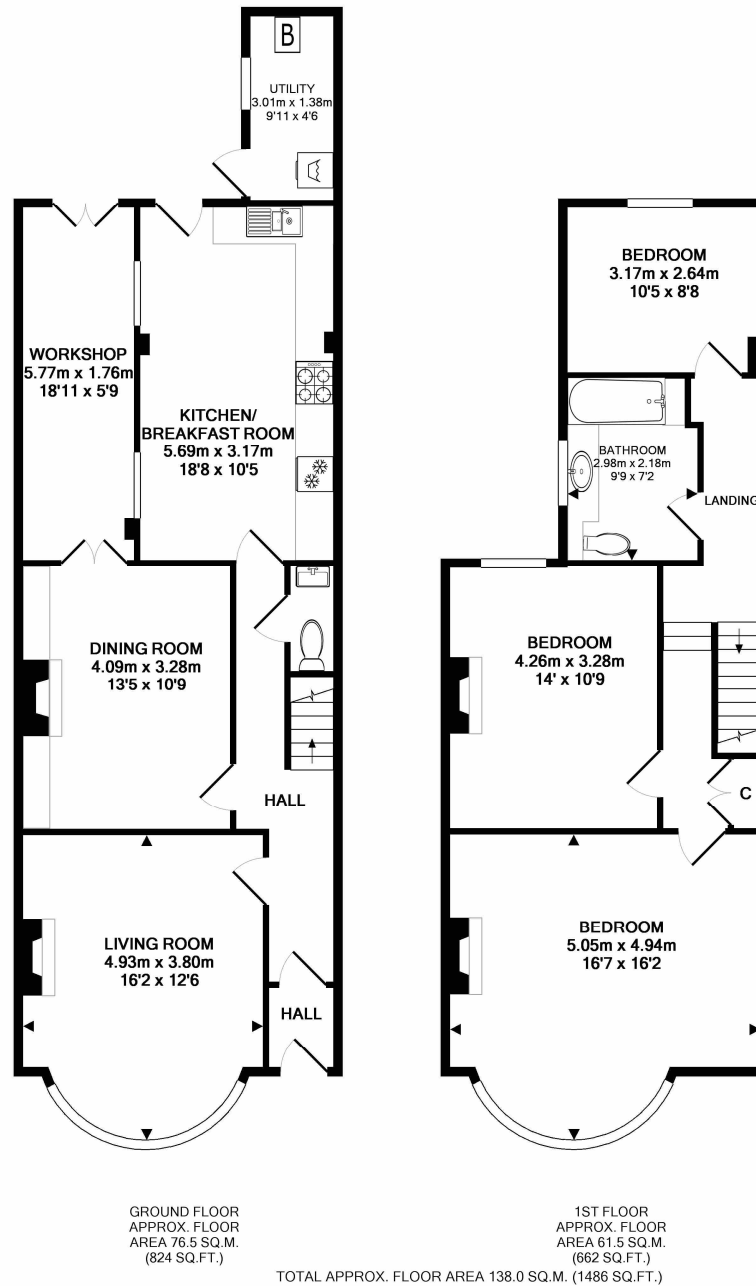


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