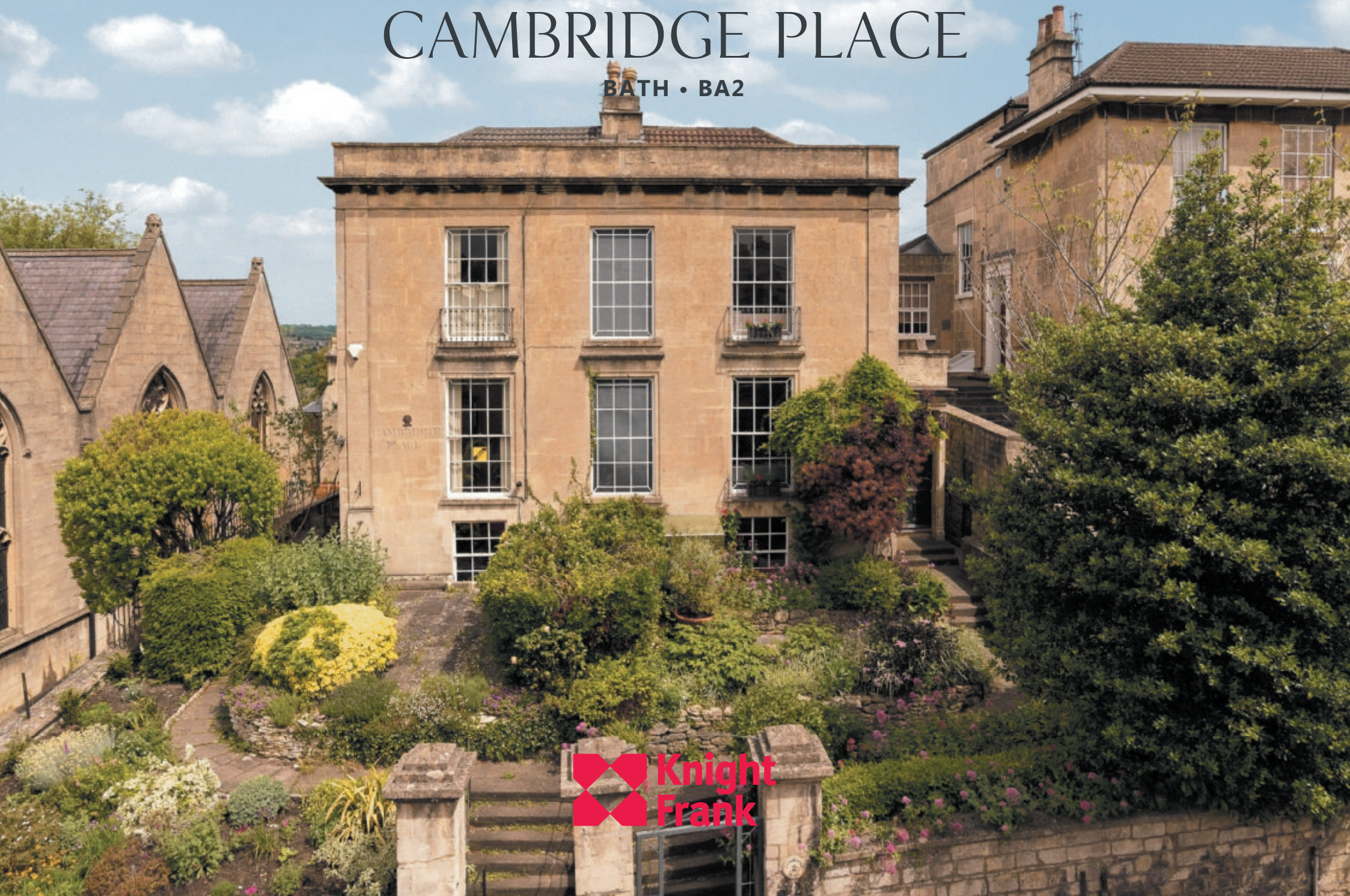


CAMBRIDGE PLACE

BATH • BA2



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A Grade II listed, 6 bedroom, semi-detached Georgian townhouse, in the desirable Widcombe area of Bath

Entrance Hall • Drawing Room • Dining Room •
Kitchen/Breakfast Room • Utility Room

Master Bedroom with En Suite Bathroom •
3 Further Bedrooms • 2 Further Bath/Shower Rooms • W.C.

Self Contained Apartment: Living Room • Kitchette •
2 Bedrooms • Shower Room

Store • Greenhouse • Front and Rear Gardens

- Bath Spa Train Station 0.5 miles.
- London Paddington from 90 minutes.
- M4 (Junction 18) 10 miles.
- Bristol International Airport 20 miles.

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Property Description

2 Cambridge Place is a substantial Grade II listed Georgian semi-detached house with light and spacious accommodation arranged over four storeys. This is believed to be the first whole house in Cambridge Place to hit the open market since at least 2004. The houses of Cambridge Place are attributed to the famous John Pinch, who famously designed many of the Villas on Bathwick Hill.

The property is presented in immaculate order throughout and has the excellent added benefit of a self-contained two bedroom apartment on the lower ground floor which has been let on Air B&B basis very successfully in recent years.

The grand entrance hall leads into the ground floor accommodation which comprises of a kitchen/breakfast room, dining room and drawing room.

On the first floor is the the master bedroom (with en suite shower and bath), a second double bedroom and a family bathroom.

On the top floor there are two further double bedrooms and a shower room.

The lower ground floor is the self contained apartment which comprises a large sitting room, two bedrooms, a shower room, kitchenette and access to its own private courtyard.

Outside

There is a pretty front garden with a pathway leading to the front door. The property also benefits from a side pathway to the rear gardens which have a lovely terrace. There is also direct access from the kitchen to this terrace which leads to a lawned area flanked by attractive mature beds. There is also a useful shed for storage and a greenhouse.



Walking: The Bath Skyline Walk passes through Widcombe and provides spectacular views over Bath and the surrounding countryside. There are also the beautiful Prior Park landscaped gardens to explore.





Situation

Cambridge Place is situated on the lower slopes of Widcombe Hill and a short walk from Widcombe Parade. The city centre is only a few minutes walk away over the pedestrian 'Halfpenny Bridge'.



Schools: Widcombe Infant and Junior Schools, Beechen Cliff, Ralph Allen and The Paragon. Private schools include Prior Park.



Shopping: Widcombe Parade has two convenience stores. There is also a variety of shops offering antiques, art, curtains, gifts, kitchens, kindle stoves, flowers and an Aga shop. There is also a dentist, pharmacy, surgery, vets, two hair salons, locksmith, laundrette, garden and pet centre.



Cafes: Widcombe Parade has Widcombe Deli and Mus Coffee House, there is also the Secret Garden Cafe at Prior Park Farm Shop.



Bars: Widcombe has bar and dining at the White Hart Inn, gastropub Ring-o-Bells, Bath pub The Ram and sports bar The Royal Oak.



Dining: As well as the local pubs Widcombe has Hon Fusion, Manhattan American Burgers and Ruposhi restaurants and takeaways.





Directions

From Widcombe Parade go straight over the double roundabout onto Widcombe Hill and the property can be found on the left hand side of the road, just after the Widcombe Social Club.

Postcode (BA2 6AB)

Please use the above directions as the post code will take you to the wrong location.

Tenure

Freehold.

Local Authority

Bath and North East Somerset

T: 01225 447 000

W: www.bathnes.gov.uk

Council Tax

Band G

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Services

We are advised that mains water, gas, electricity and drainage are all connected to the property.

Viewing

Strictly by prior appointment with Knight Frank.

Approximate Gross Internal Floor Area

302.6 sq.m./3,257 sq.ft.

Store about 7.9 sq m (85 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



