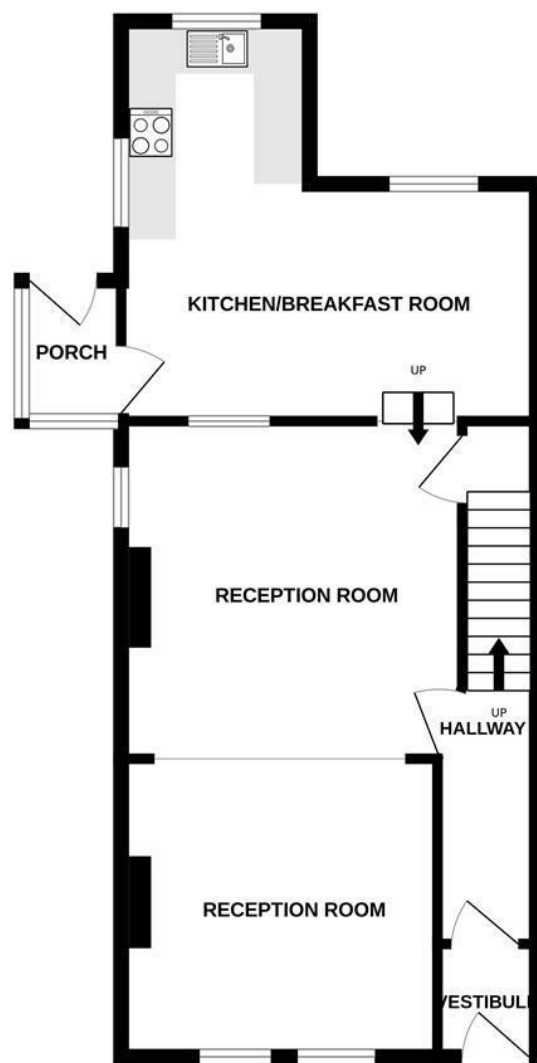


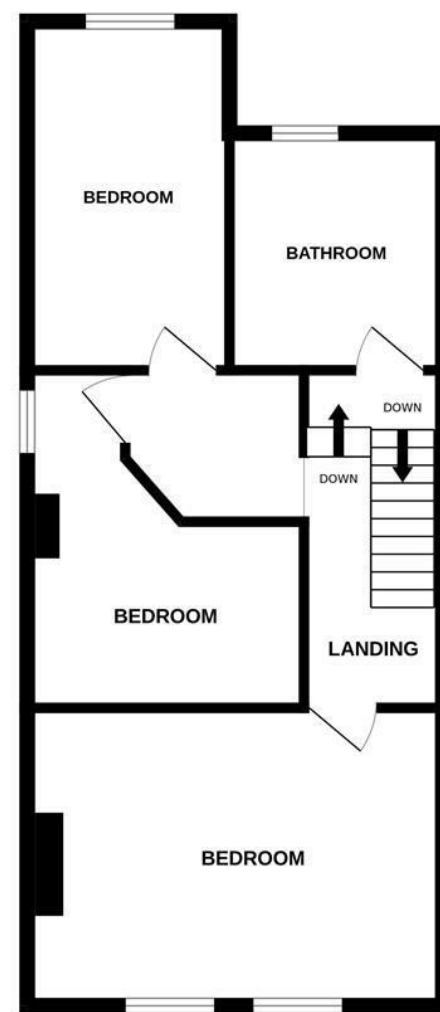
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) 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.
Made with Metropix ©2024

32 Coronation Avenue, Bath, BA2 2JN



£375,000

A delightful home which has been updated by the current owner and benefits from being offered with no onward chain. The rear garden is generous and the property also has a cellar.

- Stunning views over Bath
- The property has recently undergone refurbishment
- No onwards sales chain
- Generous rear garden
- Open plan front two reception rooms
- Kitchen with room for a table
- Cellar ideal for storage
- Oldfield Park train station only 0.5 miles away



32 Coronation Avenue, Bath, BA2 2JN

Welcome to Coronation Avenue, Bath - a charming end terrace house with three bedrooms and one bathroom. This property boasts stunning views over the picturesque city of Bath, offering a tranquil and scenic backdrop to everyday life.

Recently refurbished, this house has all the important parts improved, ready for you to move in and make it your own. The great size garden provides ample space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the cellar offers extra storage space or the potential for conversion into a cosy den.

Located in a desirable area with no onwards sales chain, this property presents a fantastic opportunity for those looking to settle in a peaceful yet vibrant neighbourhood. Don't miss out on the chance to own a home with character, charm, and modern conveniences in one of England's most historic cities.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE VESTIBULE

Entry via a double glazed door with double glazed transom above. Corniced. Gas meter.

HALLWAY

Wood floors. Staircase to first floor.

FRONT RECEPTION 3.40 x 3.58 (11'1" x 11'8")

Two double glazed windows with front aspect. Radiator. Open to

REAR RECEPTION 3.86 x 3.81 (12'7" x 12'5")

Double glazed window with side aspect. Cupboard under the stairs. Radiator.

KITCHEN DINER I shaped 4.67 max x 3.92 (I shaped 15'3" max x 12'10")

Three double glazed windows, the two rear windows offer far reaching views over Bath. New white base units comprising cupboards and drawers with laminate worktop over and matching upstands behind. A stainless steel sink with drainer is set into the worktop with a mixer tap. Further storage is available with matching wall cupboards. Built in oven and electric hob. Space for a washing machine. Cupboard with fuse board and a further cupboard with the combi boiler. A wood door with glass panels leads to

SIDE PORCH

Double glazed window to side and rear. Double glazed door opens to steps that lead down to the garden.

UPSTAIRS

LANDING

Loft access and a radiator.

BEDROOM 4.67 x 3.38 (15'3" x 11'1")

A lovely generous room spanning the full width of the house. Two double glazed windows. Radiator.

BEDROOM 3.90 x 2.07 (12'9" x 6'9")

Double glazed window with rear aspect with views over Bath. Radiator.

BEDROOM /OFFICE 3.01 x 2.00 ext to 3.83 max (9'10" x 6'6" ext to 12'6" max)

Double glazed window. Radiator.

BATHROOM 2.67 x 2.38 (8'9" x 7'9")

Panel bath. Separate shower cubicle. Pedestal sink. Toilet. Heated towel rail. Part tiled walls. Double glazed window to rear. Ceiling spot lights.

OUTSIDE

FRONT

Dwarf walls to front and side with a metal gate. Pathway leads to the front door.

REAR GARDEN

A really generous size with great views towards Bath. Hedges to rear and one side. Several zones with a pathway down the centre. Side access gate. Tap.

CELLAR

Ideal for storage. Reduced height.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local Authority. Bath and North East Somerset Services. Mains Gas. Mains Electric. Main water and sewerage
Broadband. 1000 mps Ultrafast source Ofcom
Mobile phone signal. EE Three O2 Vodaphone. Likely. Source Ofcom.

