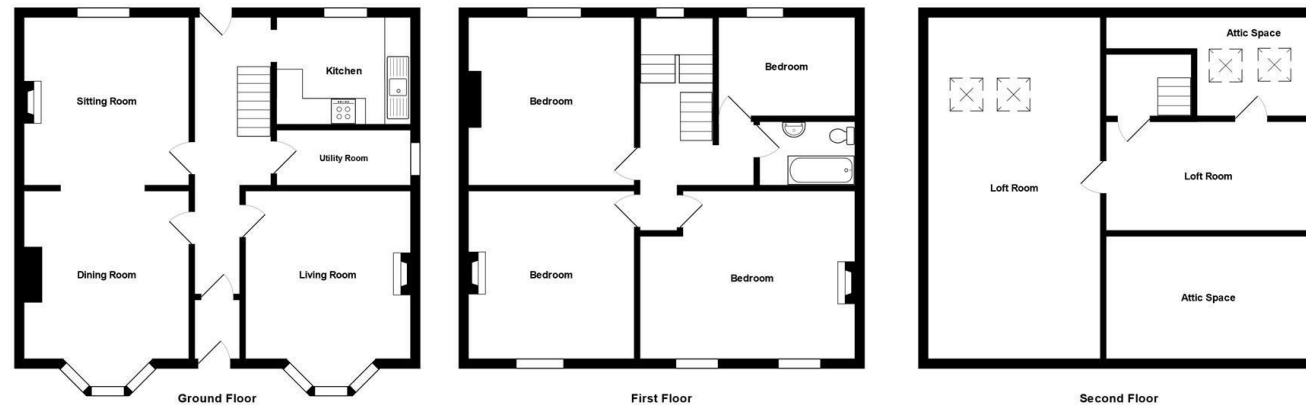


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

4 Bath Road, Bitton, Bristol, BS30 6HZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 150.4 m² ... 1619 ft² (excluding loft room)
All measurements are approximate and for display purposes only.



Offers In Excess Of £600,000

An attractive and substantial double bay fronted Victorian detached house offering scope for renovation and updating set in a good size garden conveniently placed for easy access to the Bristol-Bath cycle way.

- Largely unspoilt with original features retained
- Available after 60 years in the same family ownership with huge potential for renovation & improvement
- Entrance hallway
- 3 Large reception rooms
- Kitchen & separate laundry room
- 4 Bedrooms (3 large doubles)
- Bathroom
- Attic rooms with scope to convert to a main bedroom suite (subject to necessary consents)
- Ample driveway parking & garage space
- Good size gardens with a derelict brick built pigsty



4 Bath Road, Bitton, Bristol, BS30 6HZ

The property is set in the popular village of Bitton just opposite the entrance to Avon Valley Railway and the Bristol-Bath cycle path. The house is a fine example of Victorian architecture, built in 1858 with a symmetrical double bay fronted façade. Largely unspoilt and in the same family ownership for some 60 years the house has many fine examples of the architectural period including lofty ceiling heights, deep skirting boards, corniced ceilings, panelled internal doors, sash bay windows and some period and later 1950s fireplaces. The property is now ready for the next owner to carryout a sympathetic programme of modernisation to suit their own requirements.

Internally the accommodation is arranged over two main floors with attic rooms on the second floor. The ground floor is approached through a central hallway with three large reception rooms, two of which have been merged many years ago to provide a large room running the full depth of the house. In addition there is a kitchen and separate laundry room. The first floor has four bedrooms, three of which are large doubles together with a bathroom. A staircase leads to the attic where there are two attic rooms with enormous scope for conversion to provide formal living accommodation ideal for creating a main bedroom suite or perhaps an integral annexe flat.

On the outside there is ample parking to the front and space for garaging to the side while the good size rear garden is in need of some cultivation and in a semi natural state. Towards the end of the garden is a derelict brick built pigsty giving further potential for further development, subject to consents.

Bitton is a popular location between the cities of Bristol and Bath. The property is set on the A431 close to Willsbridge in the Bitton Parish with immediate access to the Bristol-Bath cycle path and Avon Valley Railway and in walking distance of a local convenience store and petrol station and a garden centre with a popular cafe.

Gallagher Retail Park and the Bristol Ring Road is approximately 2 miles away and offers good access to the motorway network while the park is home to many national retailers including Marks and Spencer, Asda, B&Q, Boots, Superdrug etc. The Town of Keynsham which is also 2 miles offers a good range of day to day amenities including a railway station and Waitrose Food Store. The City of Bristol which offers amenities on a regional scale is approximately 6 miles while the Georgian City of Bath is 6.8 miles and is a UNESCO World Heritage Site with a renowned range of facilities and beautiful architecture.

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

GROUND FLOOR

ENTRANCE VESTIBULE

Panelled entrance door with half moon fan light, tiled floor, glazed inner door with coloured leaded fan light leading to

ENTRANCE HALL

Corniced ceiling and corbeled arch, staircase rising to first floor, door leading to the rear garden.

DRAWING ROOM 4.63m into bay x 3.94m (15'2" into bay x 12'11")

Sash bay window to front aspect, tiled fireplace, corniced ceiling.

DINING ROOM 4.73m into bay x 3.90m (15'6" into bay x 12'9")

Sash bay window to front aspect, corniced ceiling, two radiators. Open to

LIVING ROOM 4.0m x 3.92m (13'1" x 12'10")

With separate door to hallway, coved ceiling, sash window overlooking the rear garden, tiled fireplace with open grate, two radiators.

KITCHEN 3.14m x 2.54m (10'3" x 8'3")

Sash window to rear aspect, fitted wall and floor units, double drainer stainless steel sink unit with tiled splashback, wall mounted Worcester gas fired boiler. Radiator.

LAUNDRY ROOM 3.15m x 1.36m (10'4" x 4'5")

Sash window to side aspect, plumbing for washing machine, tiled floor.

FIRST FLOOR

LANDING

Sash window at half landing level and staircase to attic.

BEDROOM 5.12m x 4.06m (16'9" x 13'3")

Two sash windows to front aspect, pretty tiled fireplace. Radiator.

BEDROOM 4.05m x 3.92m (13'3" x 12'10")

Sash window to front aspect, Victorian fireplace, radiator.

BEDROOM 4.05m x 3.95m (13'3" x 12'11")

Sash window overlooking the rear garden. Radiator.

BEDROOM 3.20m x 2.31m (10'5" x 7'6")

Sash window to rear aspect, radiator. Airing cupboard with hot water cylinder (included in measurements).

BATHROOM 2.25m x 1.66m (7'4" x 5'5")

Sash window to side aspect. White suite comprising bath with mixer tap and shower attachment and tiled surrounds, wc and pedestal wash hand basin with tiled splashback, radiator.

SECOND FLOOR

ATTIC ROOMS

Two adjoining rooms and a further loft area ripe for conversion to living accommodation. Presently comprising

ROOM ONE 4.86m x 2.63m (15'11" x 8'7")

With sash window to side aspect.

ROOM TWO approximately 6m x 4m (approximately 19'8" x 13'1")

Two double glazed window to the rear facing roof slope.

OUTSIDE

FRONT

There is a walled boundary to Bath Road with a driveway to the front and side of the property providing off street parking, while to the side there is plenty of room to construct garaging subject to necessary consents.

REAR GARDEN

A good size garden, presently in a semi natural state with a central concrete pathway and a variety of shrubs, bushes and trees. There is a gated side access leading to the front of the property while towards the end of the plot lies

A DERELICT BRICK BUILT PIGSTY overall external measurements 5m x 2.50m (overall external measurements 16'4" x 8'2")

The rear plot backs on to embankment owned by Avon Valley Railway.

TENURE

Freehold

COUNCIL TAX

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

AGENTS NOTES

All main services.

Ultrafast 1000Mbps broadband available. Source - Ofcom.

Mobile voice and data coverage likely available internally and externally via Three, O2 & Vodafone and externally via EE. Source - Ofcom.

