



Forester Avenue, Bathwick, Bath BA2 6QD

**For Sale** - £800,000





**Very impressive bay-fronted Edwardian townhouse with extended and flexible living space over two floors.** Couple this with one of the most sought-after central Bath locations and this becomes an ideal home for lots of different types of buyers. In fact, it's the variety of residents, young and old, that makes Bathwick such a great community.





### Features

Gas central heating | Hardwood downstairs floors | Attractive period fireplaces and fitted dresser in the Study/Bedroom | Superb open-plan Kitchen with white quartz work tops, Smeg six-ring stainless steel gas range cooker, stainless steel extractor hood, integrated washing machine, dryer and dishwasher | Dining Area with folding doors opening to decking and artificial grass lawn | Timber garden shed

### Location

Quietly situated away from main roads, close to beautiful parks, walks along the canal, short walk from two of the best schools in Bath, the city centre, train and bus station.

### Size

115.6 sq. m. (1,245 sq. ft.) approx.

### Tenure

Freehold

### Council Tax

Band D: £1,908.95– 2022/23



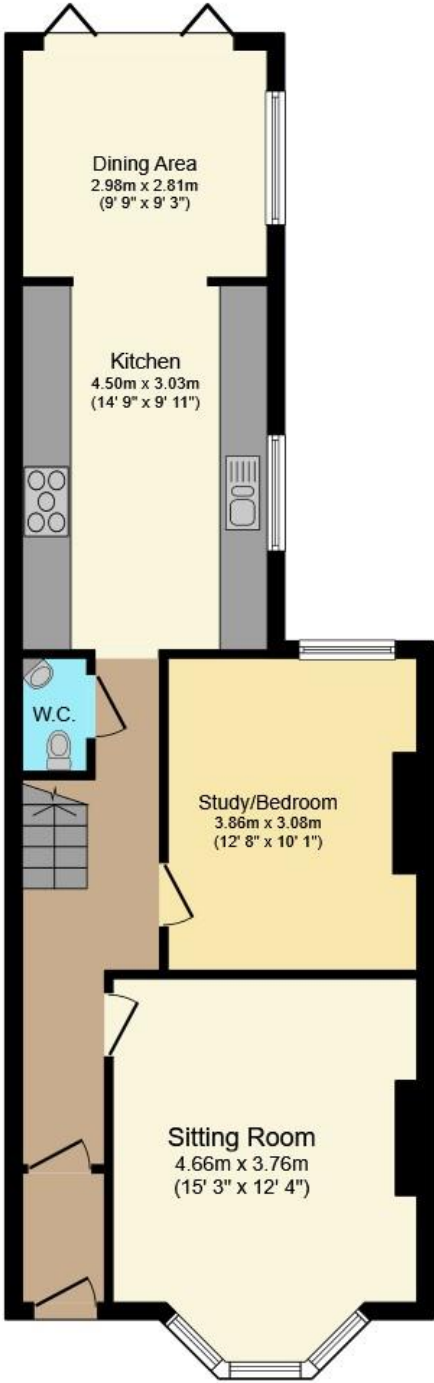
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor





Kitchen and Dining



Study/Bedroom



First floor front Bedroom





First floor middle Bedroom



First floor rear Bedroom









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