



17 Powlett Road, Bathwick, Bath BA2 6QH
For Sale - £679,500



Attractive three bedroom end of terrace Victorian house with scope for further extension into its large and level rear garden and the great benefit of driveway parking. The location could not be better. Quietly situated away from main roads in leafy suburbia, just around the corner from Sydney Gardens and Henrietta Park, walks along the canal, short walk from two of the best schools in Bath, the city centre, train and bus station.



Bathroom with shower

Features

Gas central heating | Double glazed windows | Kitchen with space for dining table | Level and enclosed west-facing rear garden approx. 20 m x 7 m

Tenure

The seller will purchase the freehold title should the purchaser require it (currently leasehold for 999 years from 1948 with a Ground Rent of £2.50 per annum)

Council Tax

Band D

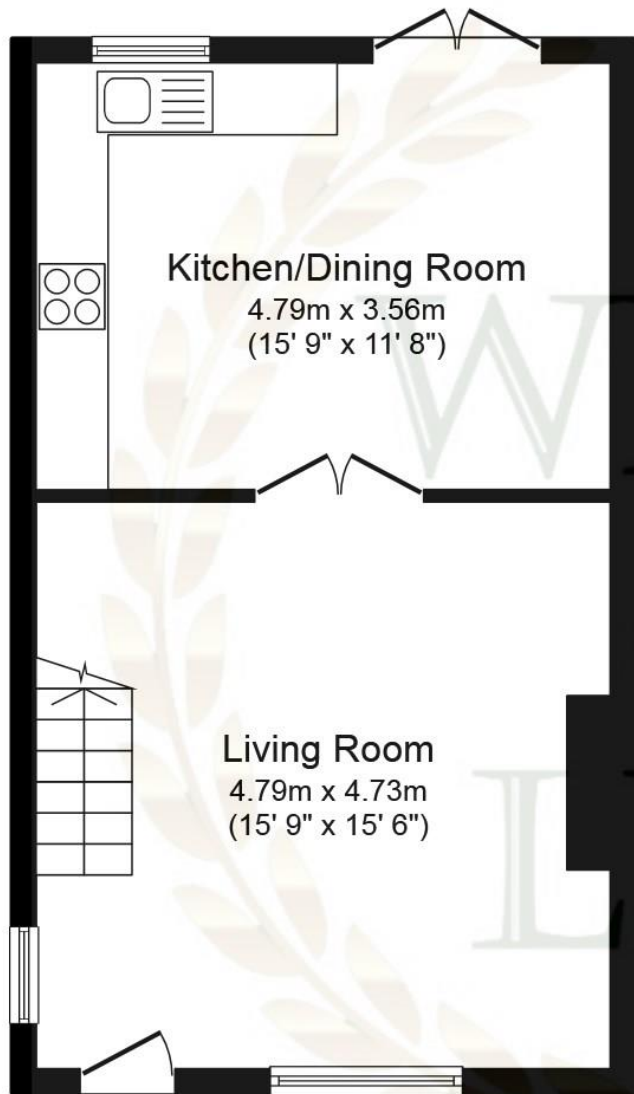


Arrange a viewing

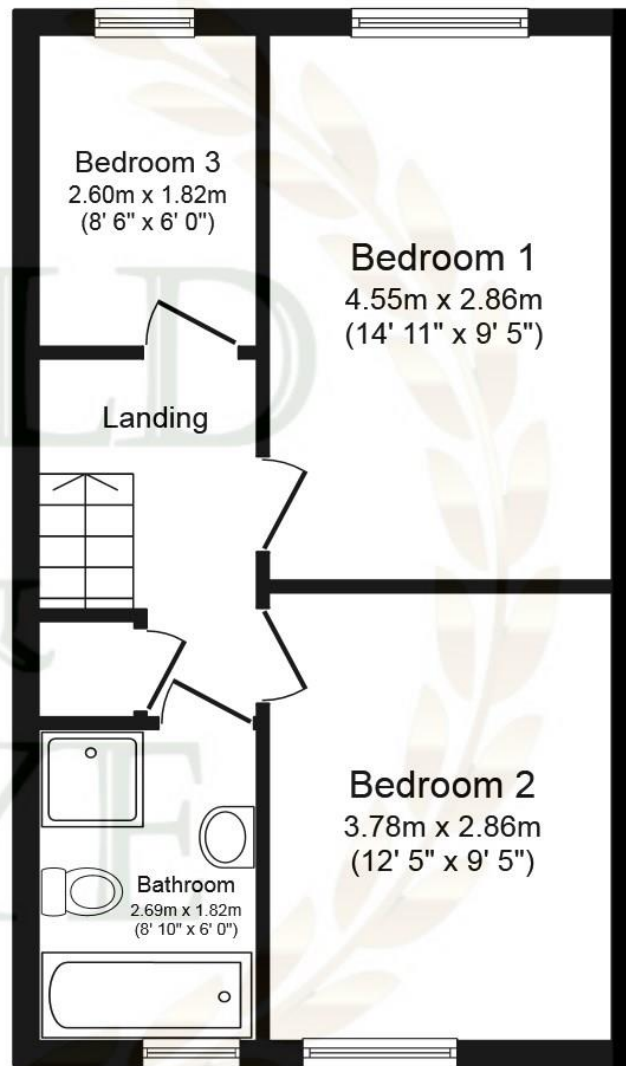
01225 443322

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken*. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

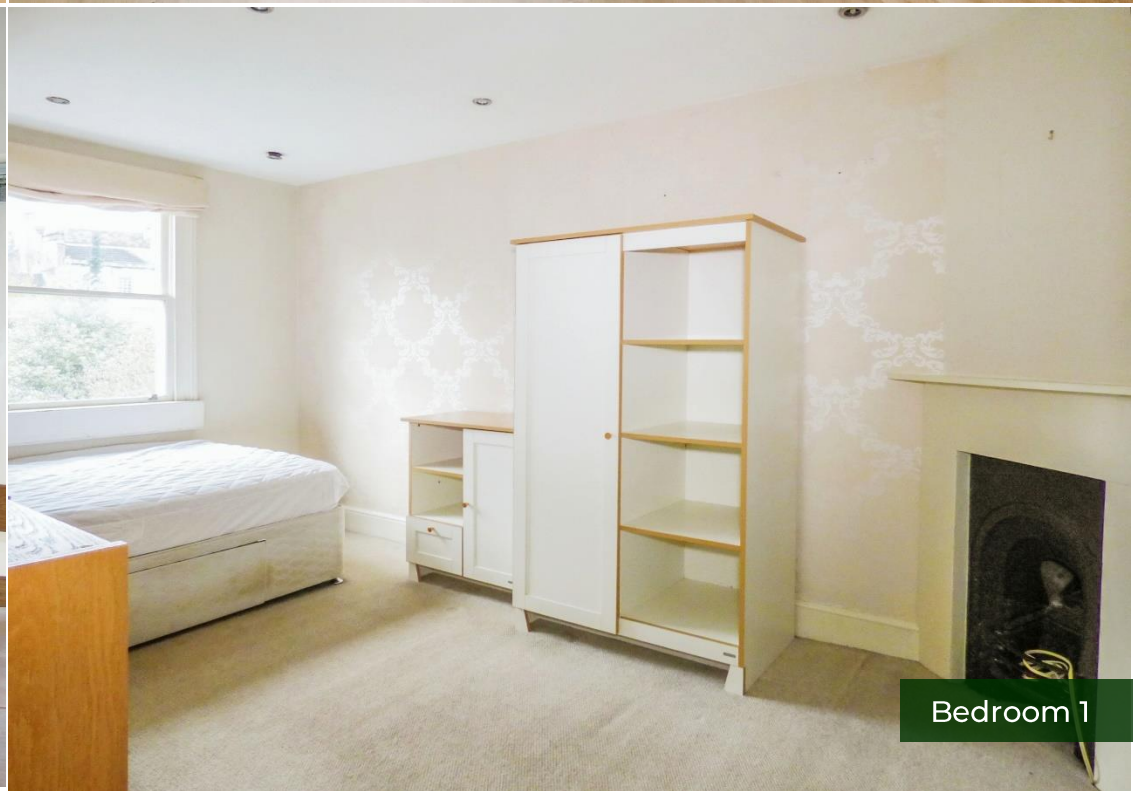
*The house is currently tenanted and furnished differently. External pictures taken in June 2024



Living Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



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