



**For Sale** £820,000



**Rockliffe Road, Bathwick, Bath BA2 6QW**

**Substantial end of terrace Edwardian home in this great location.**

4 Beds | Gas central heating | Quietly situated in an attractive tree-lined avenue



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Plenty of space at the side of the house

### **A home for modern living**

The accommodation is traditionally arranged with two reception rooms on the ground floor at the front of the house, a large kitchen at the rear, three bedrooms and a bathroom on the first floor and a fourth bedroom converted in the loft with a neighbouring toilet. Being on the end of the terrace, there is great potential to extend the living space, as many of the neighbouring properties have done (subject to the necessary planning consents). These houses don't often come up for sale and so we recommend a prompt visit.

### **Location**

Bathwick is popular with a variety of different age groups as there really is something for everyone. Away from main roads, surrounded by beautiful parks, walks along the canal, short walk from two of the best schools in Bath, the city centre, train and bus station.

### **Tenure**

Freehold

### **Council Tax**

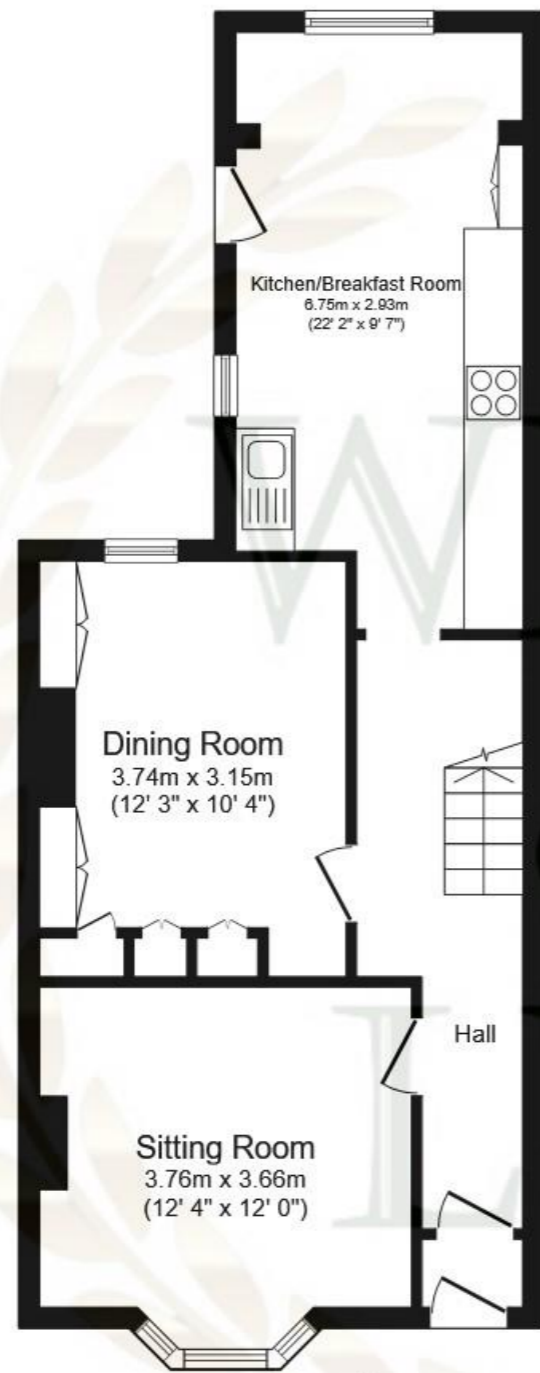
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### **Arrange a viewing**

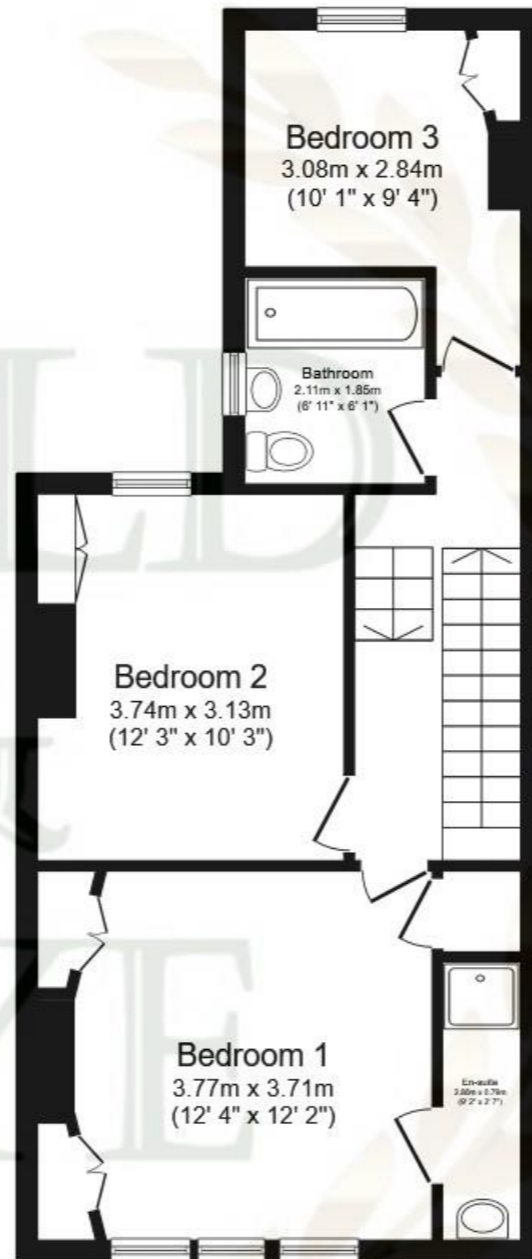
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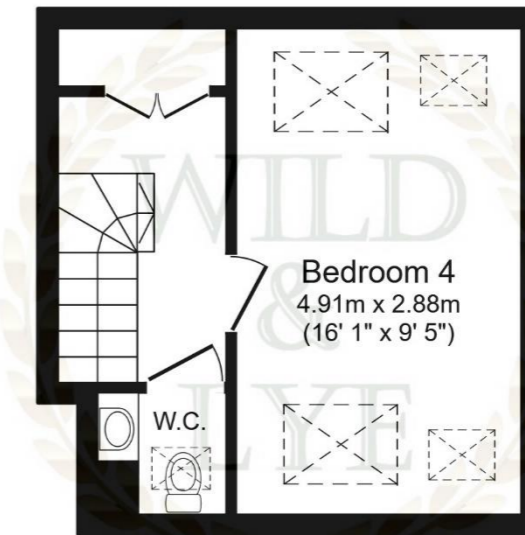
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**Ground Floor**  
Floor area 53.9 m<sup>2</sup> (580 sq.ft.)



**First Floor**  
Floor area 50.9 m<sup>2</sup> (547 sq.ft.)



**Second Floor**  
Floor area 22.4 m<sup>2</sup> (242 sq.ft.)



Sitting Room



Dining Room (used as a Study/Office)



Bedroom 2



Bedroom 3



Bedroom 4



Rear

A man and a woman moving boxes out of a house. The man is carrying a large cardboard box, and the woman is carrying a smaller one. They are walking towards a doorway.

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