



For Sale £725,000



Powlett Road, Bathwick, Bath BA2 6QL

Pretty Victorian end house with an Office/Guest Suite & Shower Room/WC.

3 Beds | Gas central heating | EV charger | Superb location | Well presented for sale

Phone: 01225 443322 | **Email:** property@wildandlye.com





Main house Bathroom

What we like

The high quality conversion of the detached garage into further accommodation is a great addition to the property and there is also parking space on the drive at the front and side of the house.

Location

It really could not be better. The Bathwick Estate (circa. 1890 to 1910) offers a variety of different sized homes in attractive tree-lined avenues. It is popular with a variety of different age groups as there 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

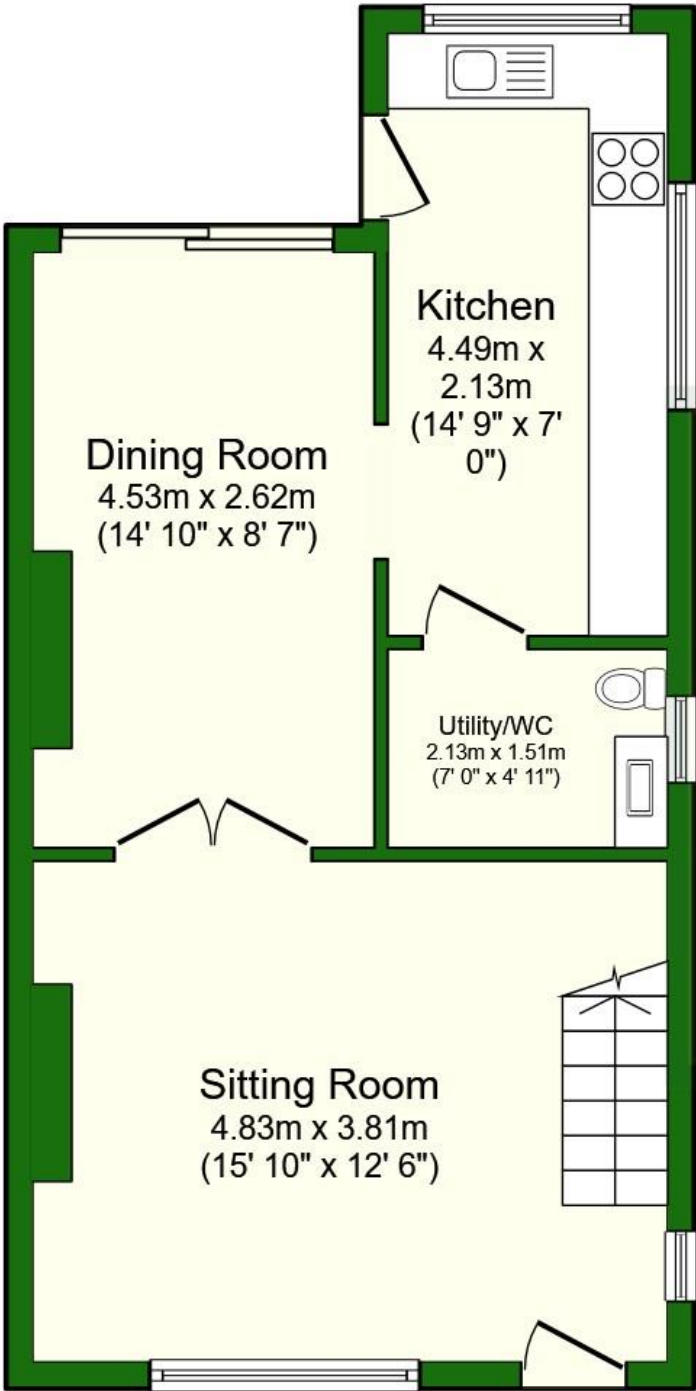
This is a freehold house with a Ground Rent of £2.50 per year, payable for 999 years from 29 September 1948.

Council Tax Band D

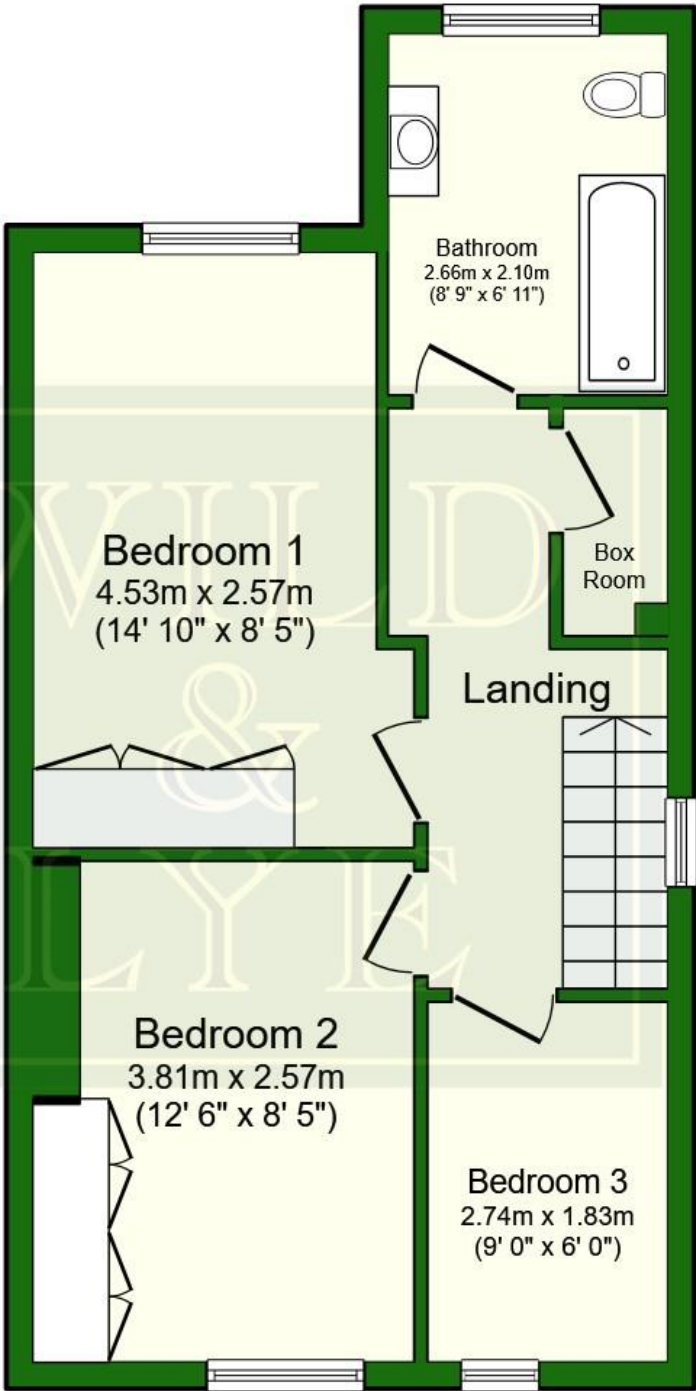
Arrange a viewing
01225 443322
www.wildandlye.com

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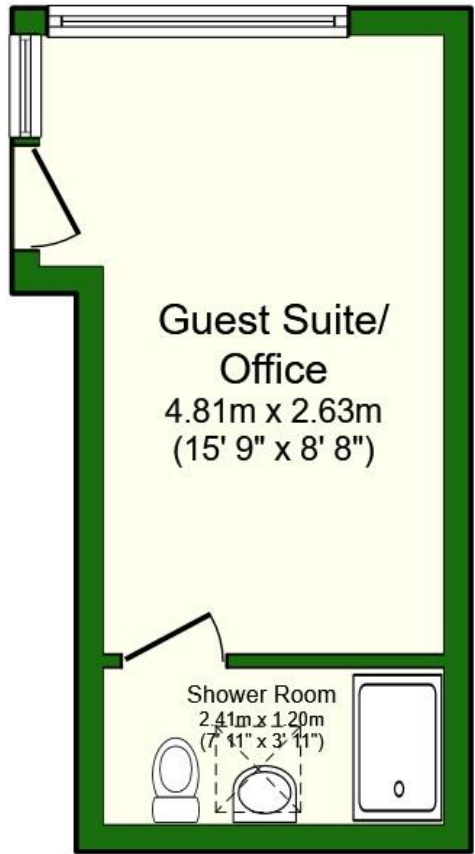
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Outbuilding

Total floor area 105.1 sq.m. (1,131 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Dining Room



Bedroom 1



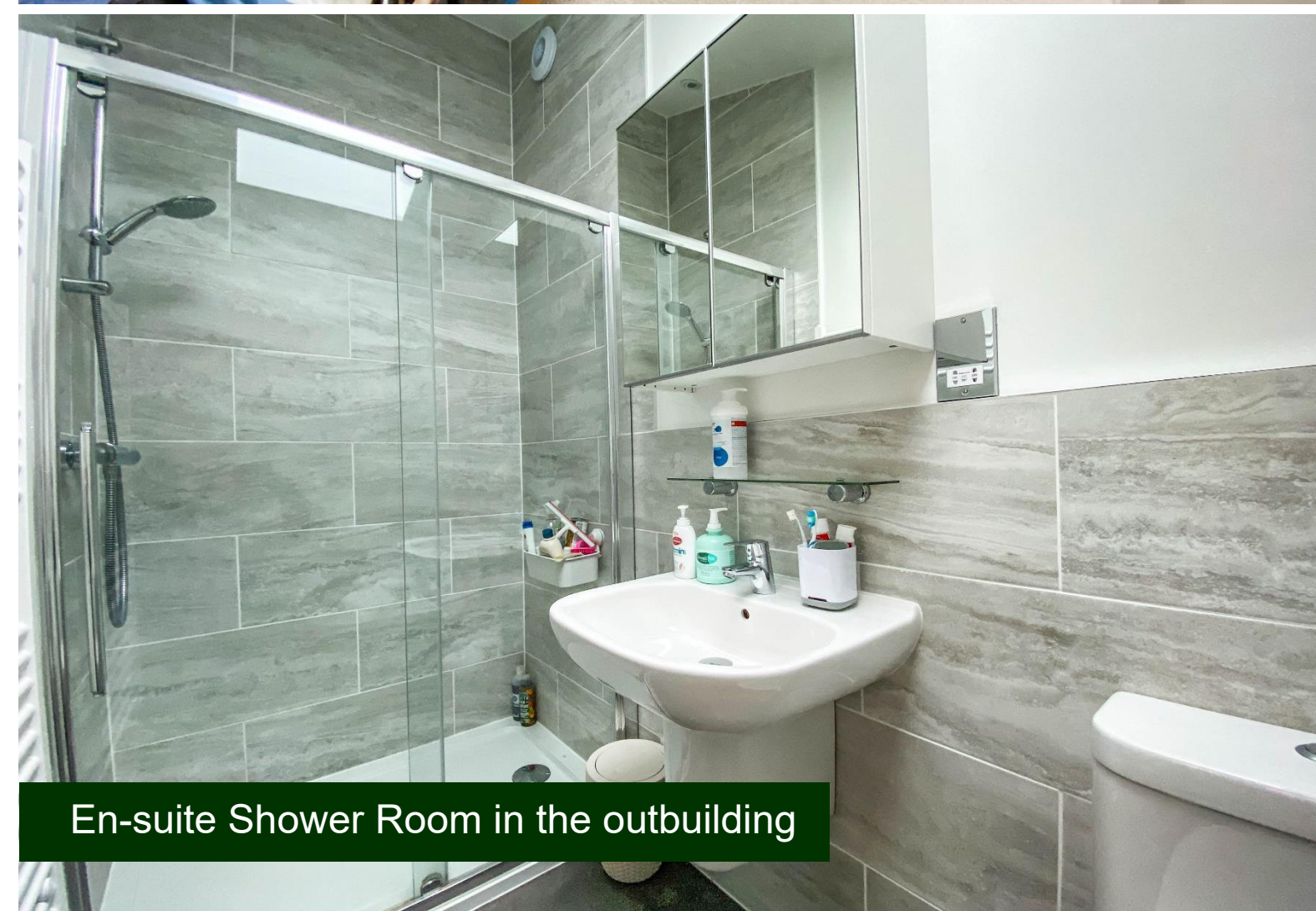
Bedroom 2



Bedroom 3



Outbuilding (Office/Studio/Guest Room)



En-suite Shower Room in the outbuilding



Rear Garden

FREE
FURNITURE
REMOVAL



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sell your
home with



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