



For Sale £900,000 Offers Over



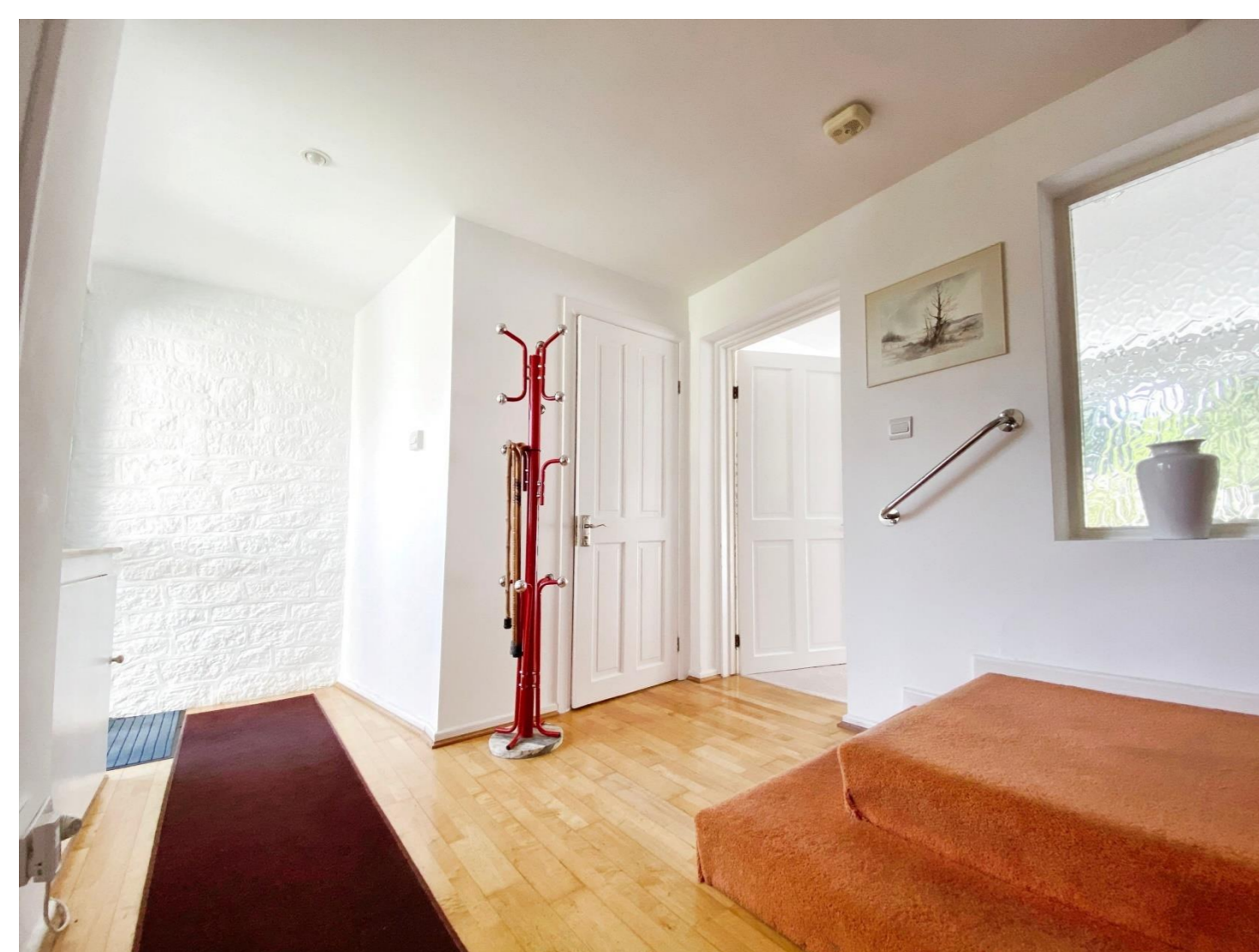
Henrietta Villas, Henrietta Road, Bath BA2 6LX

Privately situated semi-detached house in this desirable central location.

3 Beds | Gas CH | Double glazed | Good size garden | Garage | Driveway parking

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





What we like

Houses in this location really don't come up for sale that often (the current owner moved here in 1997). Set back from Henrietta Road and neighbouring Henrietta Gardens, the house enjoys a surprising tranquil setting when one considers how close it is to the city centre. Its garden enjoys leafy privacy and is designed for ease of maintenance. Internally, the house is well presented for sale and has fashionable design elements – notably, the spacious entrance hall with its rather grand staircase.

Location

Bathwick is popular with a variety of different age groups as there really is something for everyone. It offers two 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

Band E

Arrange a viewing

01225 443322

www.wildandlye.com

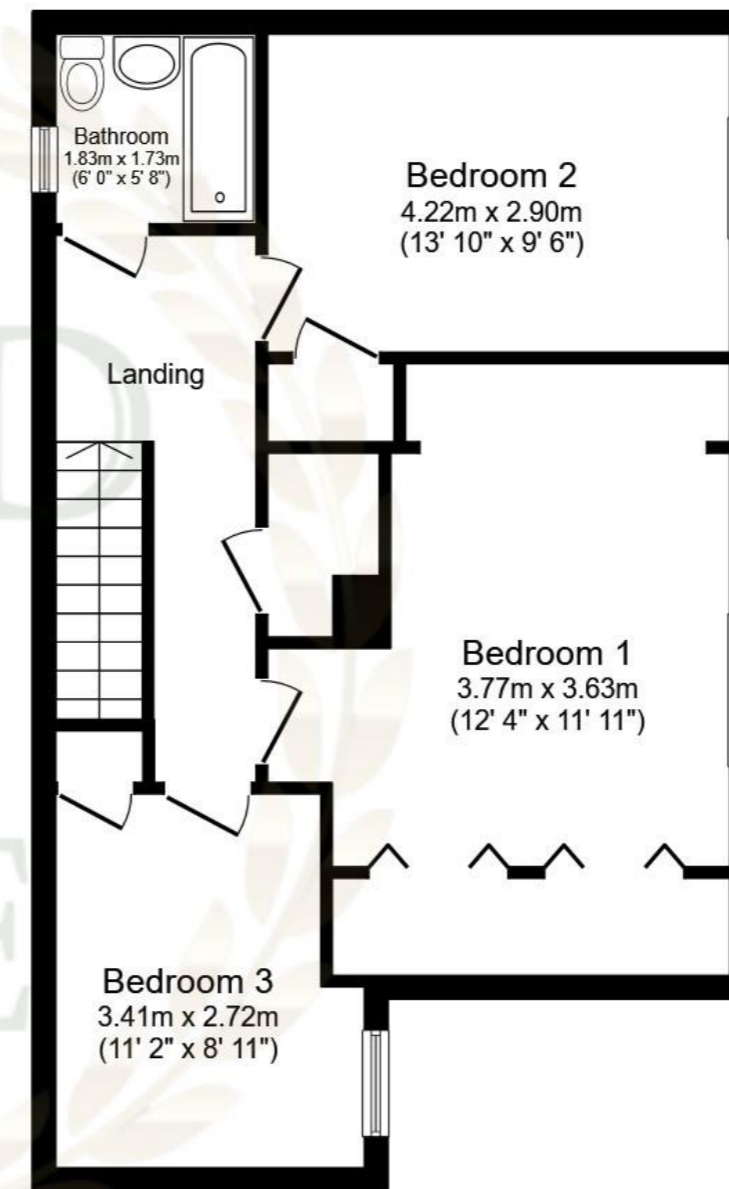
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor area 82.9 sq.m. (892 sq.ft.)



First Floor

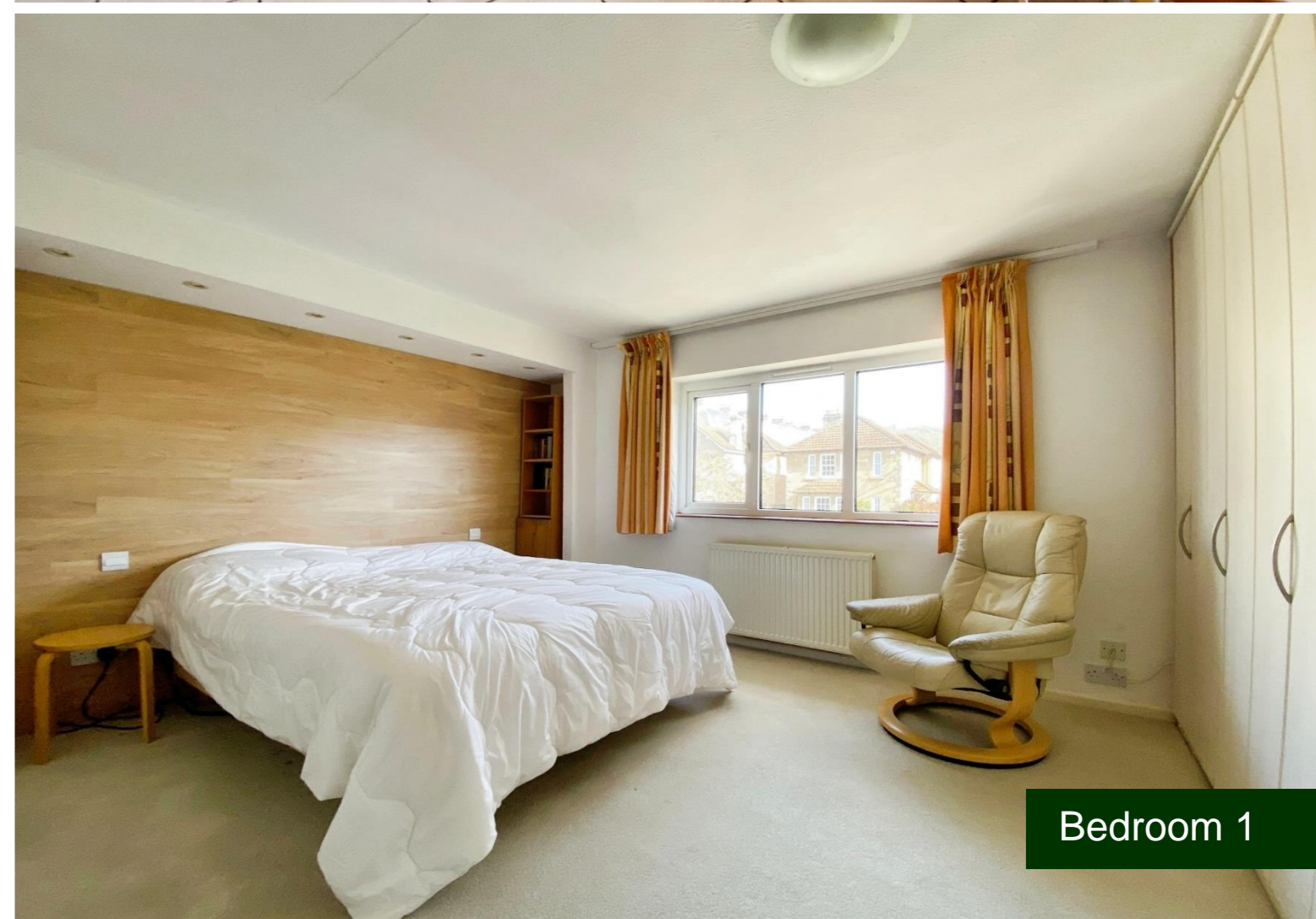
Floor area 57.7 sq.m. (621 sq.ft.)

Total floor area: 140.6 sq.m. (1,513 sq.ft.)

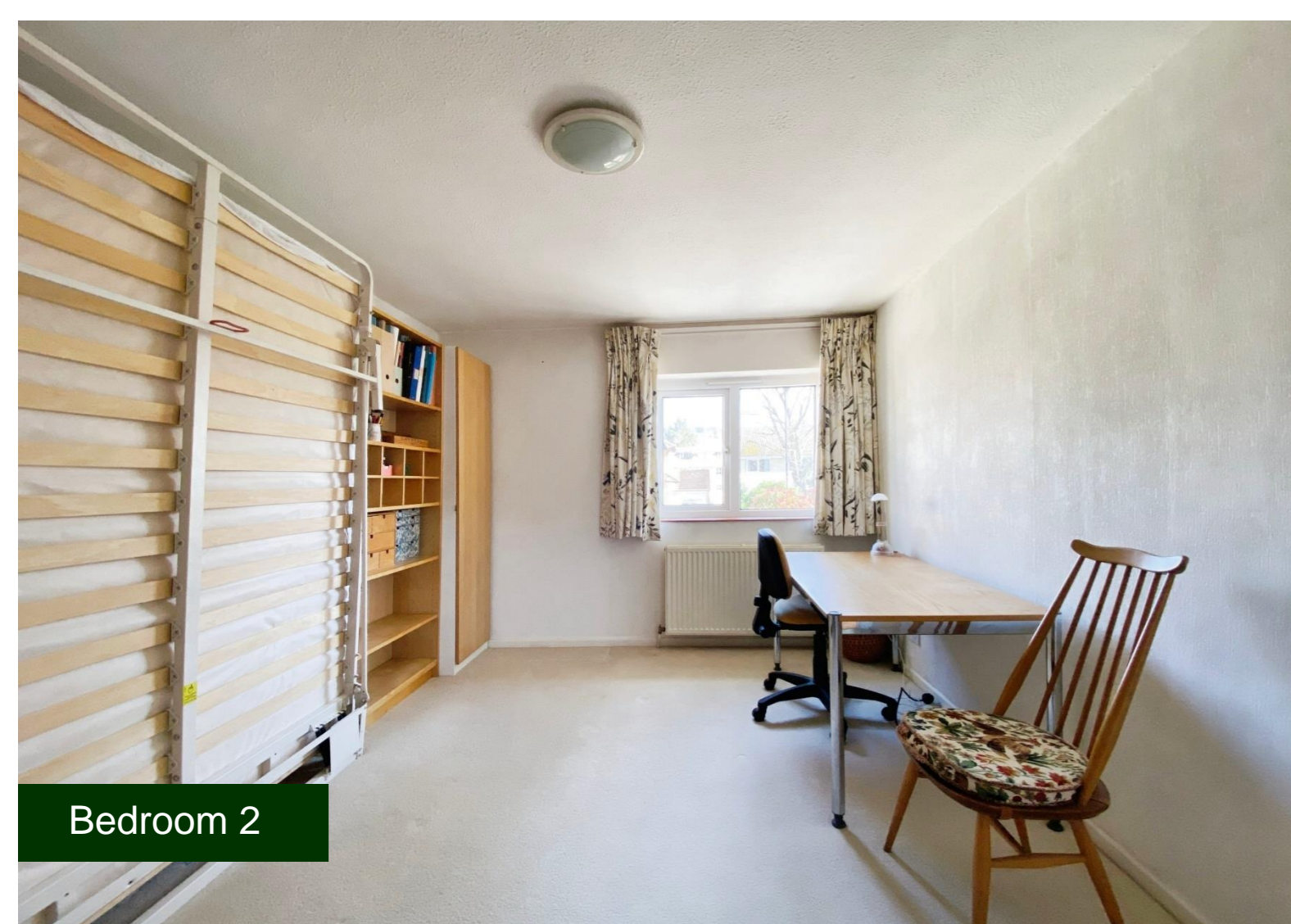
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



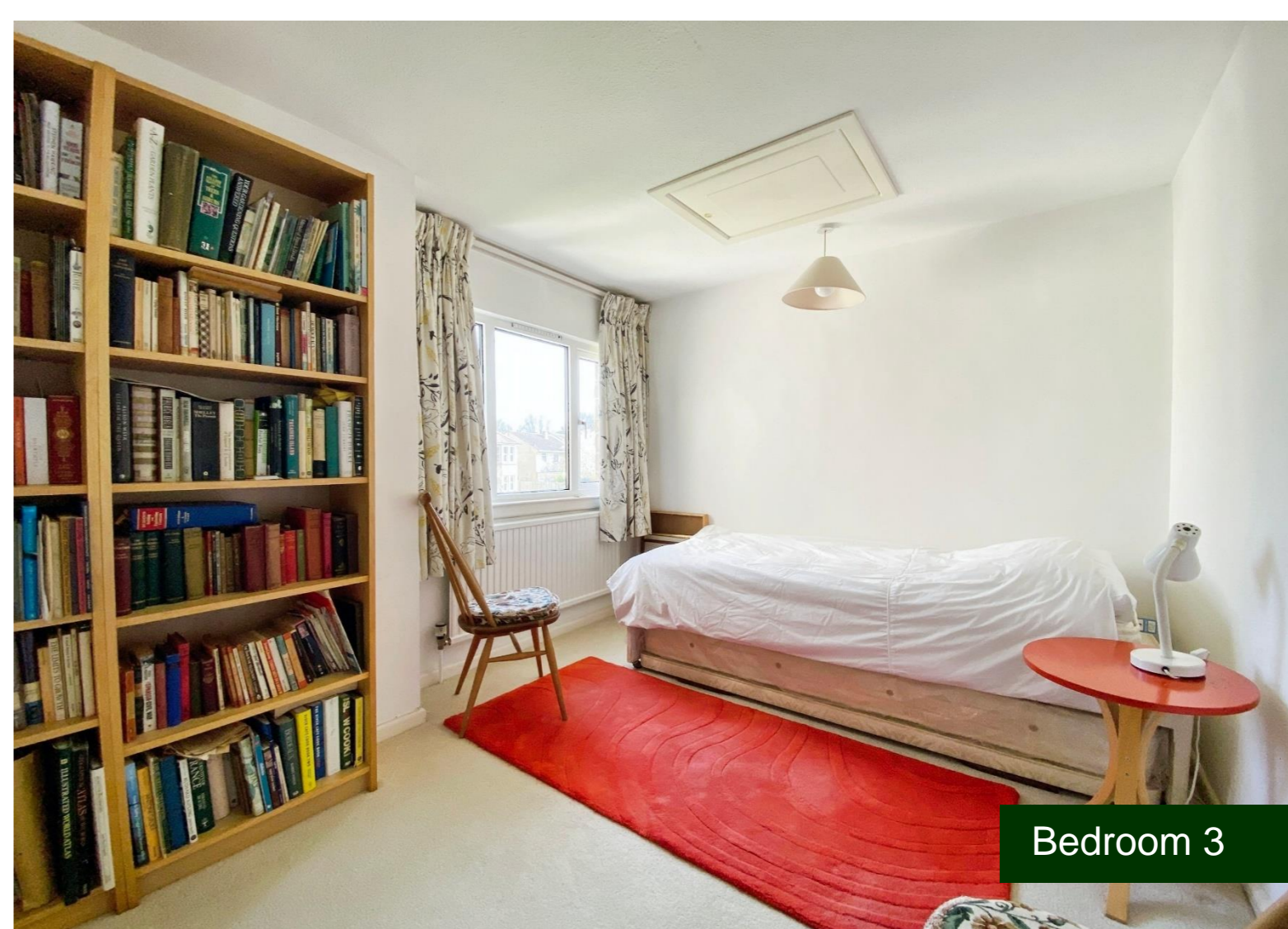
Utility Room



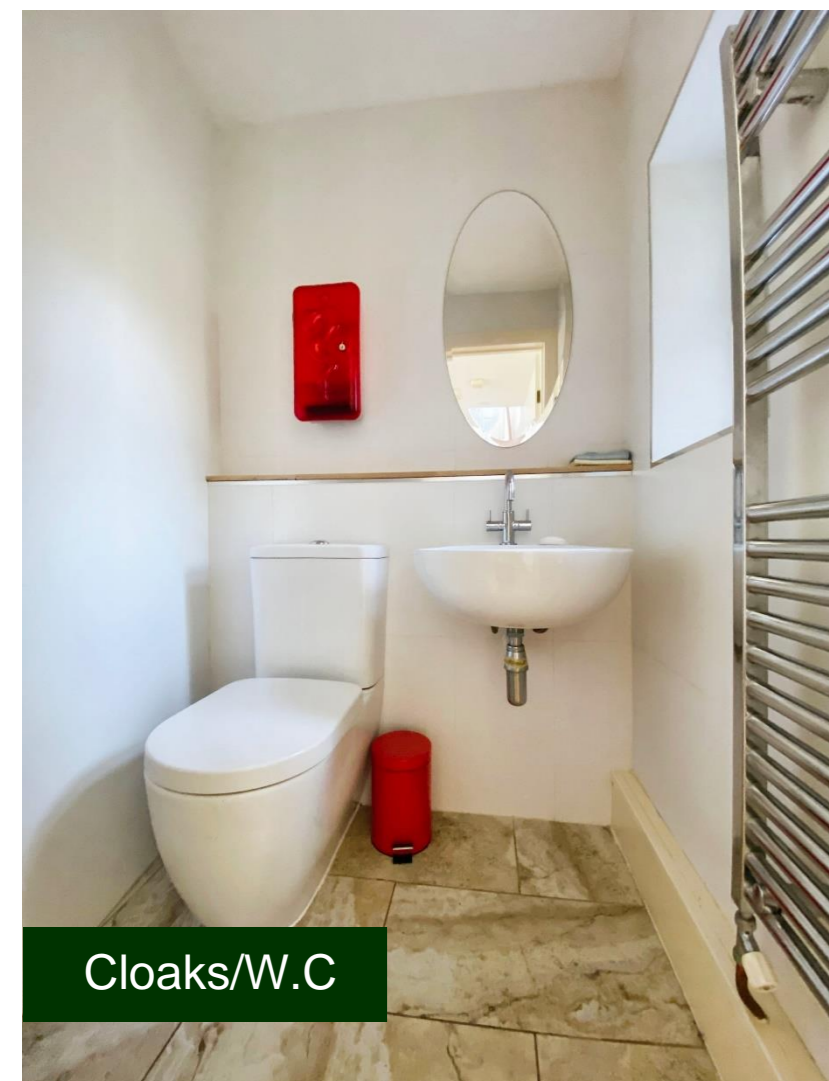
Bedroom 1



Bedroom 2



Bedroom 3



Cloaks/W.C



Bathroom



Rear garden

FREE
FURNITURE
REMOVAL



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