



Powlett Road, Bathwick, Bath BA2 6QH

Attractive Edwardian Townhouse in this excellent central Bath location.

3 Beds | 2 Receptions | Gas CH | Side return extension providing a Conservatory/Office

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Side return extension adds useful space and light

### **A home with style and further potential**

These houses are not listed and, within reason, can be extended in lots of ways – just as many of the neighbouring properties have done. As it is, it's a good size for modern living with light accommodation over two floors and sunny gardens front and rear.

### **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.

### **Residents' parking**

Zone 10. A first permit is £100 per year, with a second permit at £160 per year. Visitor Parking Permits cost £10 per 100 hours of parking.

### **Tenure**

Freehold

### **Council Tax**

Band D

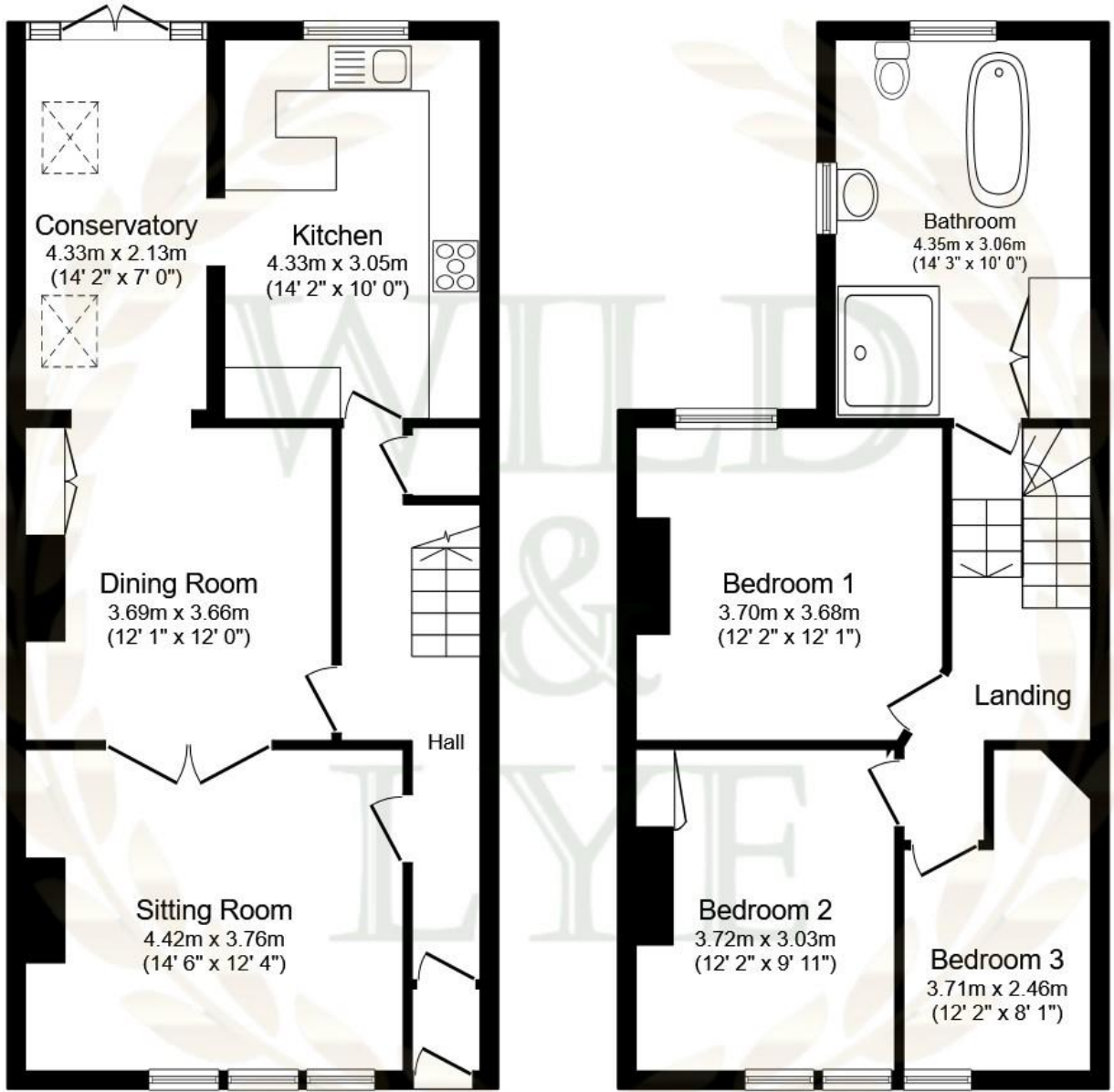
### **Arrange a viewing**

01225 443322

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**Ground Floor**  
Floor area 64.1 sq.m. (690 sq.ft.)

**First Floor**  
Floor area 53.5 sq.m. (576 sq.ft.)

Total floor area: 117.6 sq.m. (1,266 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](http://www.Propertybox.io)





Dining Room



Bedroom 1



Bedroom 2





Bedroom 3



Rear garden



View to the front from upstairs window

**FREE**  
FURNITURE  
REMOVAL



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