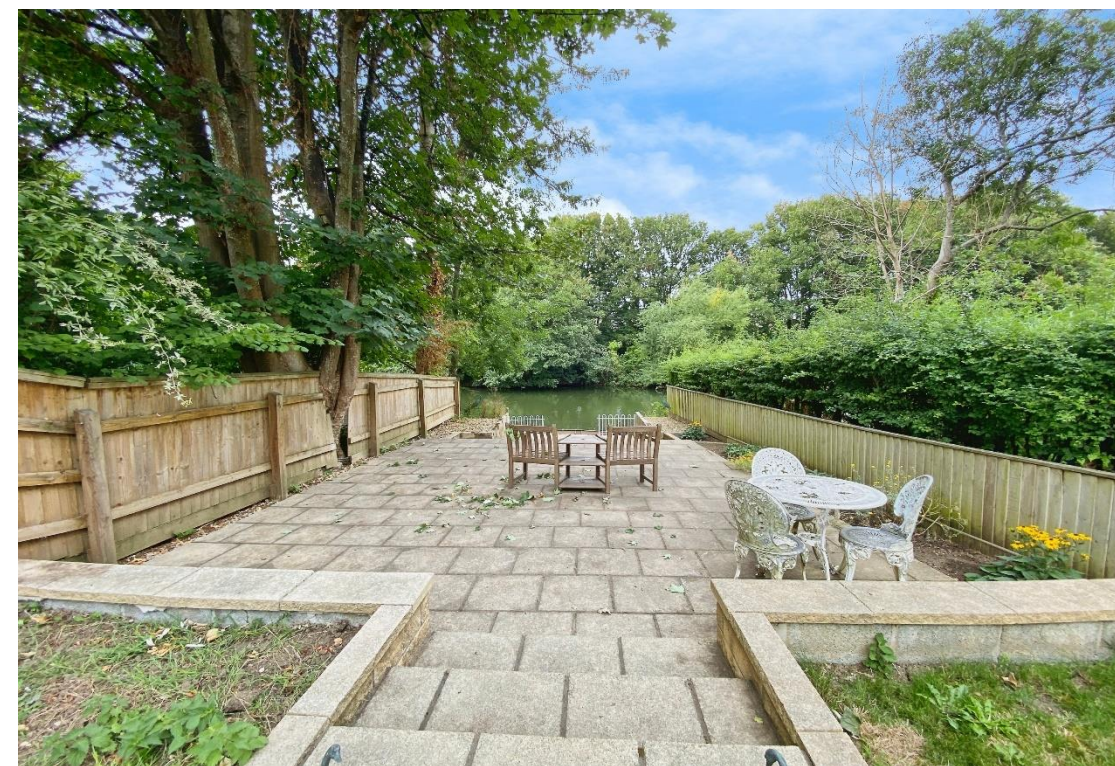




For Sale Guide Price £895,000



Rockliffe Avenue, Bathwick, Bath BA2 6QP

Individual detached residence with serene river frontage, jetty and mooring.

4 Beds | 2 Baths | Gas CH | Substantially extended ground floor accommodation

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





Rear garden (about 200ft long) slopes down to the river

Once in a generation, or two, opportunity

This is the best river frontage that this estate agent has seen in nearly 40 years of selling homes. The gently sloping concrete jetty slips into the river and there is a wooden pontoon for mooring a smaller boat. The house itself dates from the 1920's and has been substantially extended to provide approx. 1,716 sq.ft. of accommodation.

Reason for move

After a long and happy time at the house (over 30 years) the owners would like to downsize.

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

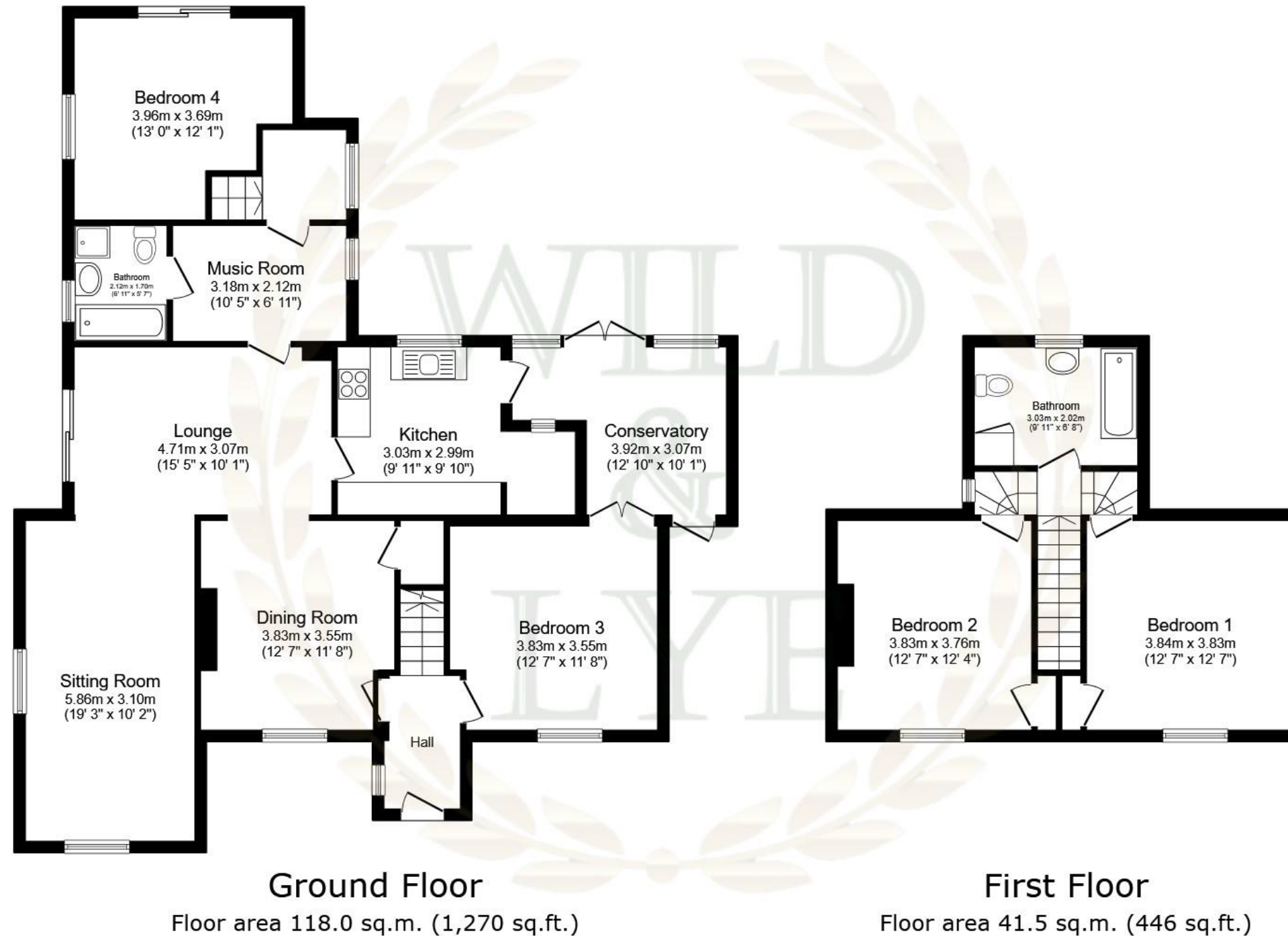
Band E

Arrange a viewing

01225 443322

www.wildandlye.com

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.



Total floor area: 159.4 sq.m. (1,716 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



Sitting Room



Dining Room



Kitchen



Bedroom 3 (Ground Floor)



Bathroom (Ground Floor)



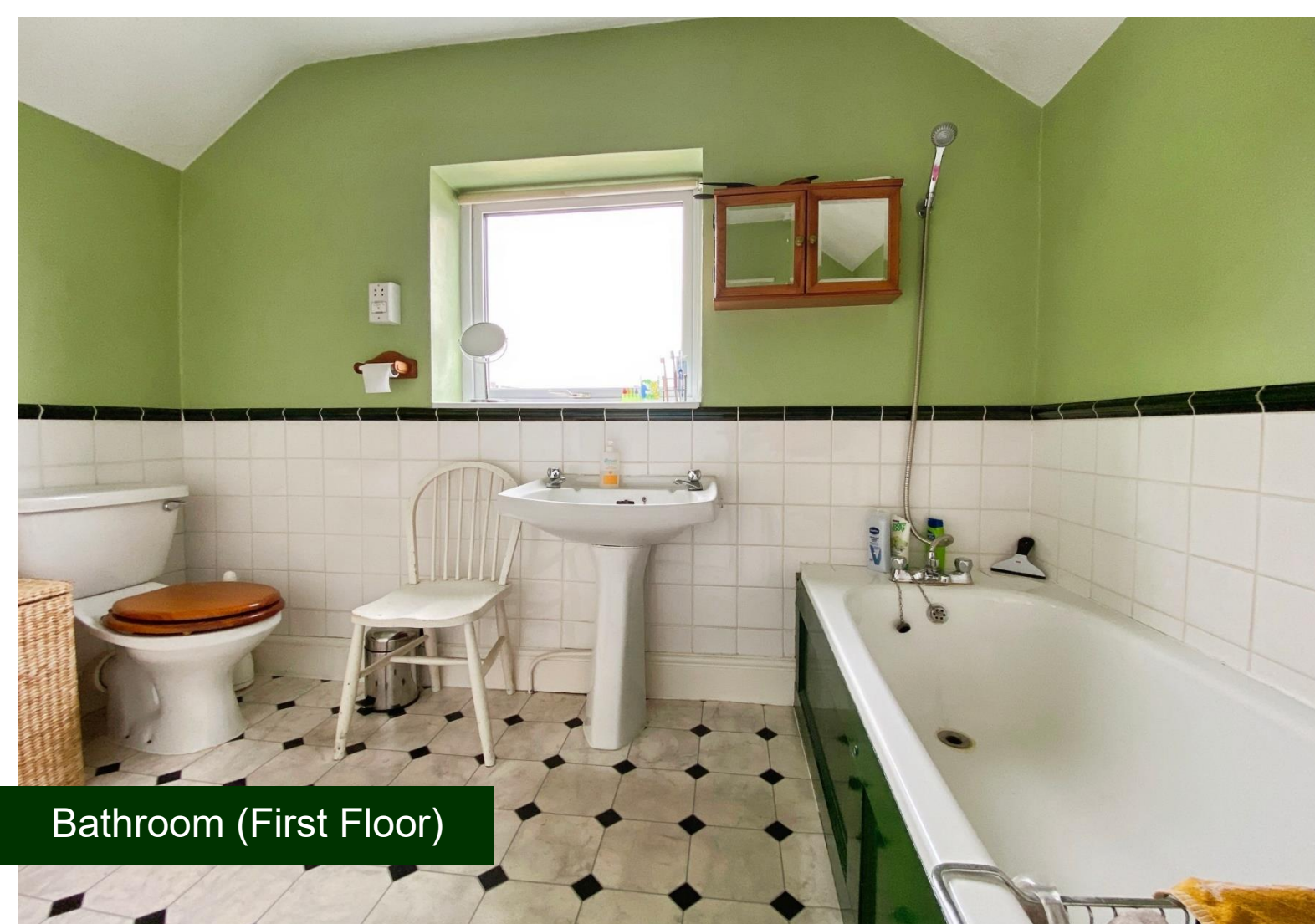
Bedroom 4 (Ground Floor)



Bedroom 1 (First Floor)



Bedroom 2 (First Floor)



Bathroom (First Floor)



Front view from First Floor



Front





The Bath estate agency
offering free furniture
removal with every sale.

See website for details.

www.wildandlye.com

