



Forester Avenue, Bathwick, Bath BA2 6QD

For Sale - £875,000



An outstanding twice-extended Victorian terraced townhouse with luxuriously appointed accommodation over three floors. Bathwick is ideal for homeowners who want a peaceful suburban location within a short walk of the city centre. The local schools are great and there is any combination of walks through verdant local parks or along the canal towpath. It's all good.



The Bathroom is a work of art

Property features

Gas central heating | Fashionable modern grey aluminium-framed double-glazed windows and external doors (this gives the house a very good energy efficiency rating) | Kitchen with stainless steel gas range and fridge/freezer, cooker extractor hood, dishwasher and washing machine

Size

147 sq. m. (1586 sq. ft.) approx.

Tenure

Leasehold. 999 years from 25.12.1899
Ground Rent approx. £2.28 pa

Video tour

<https://youtu.be/5wNRmWH8wzg>

Council Tax

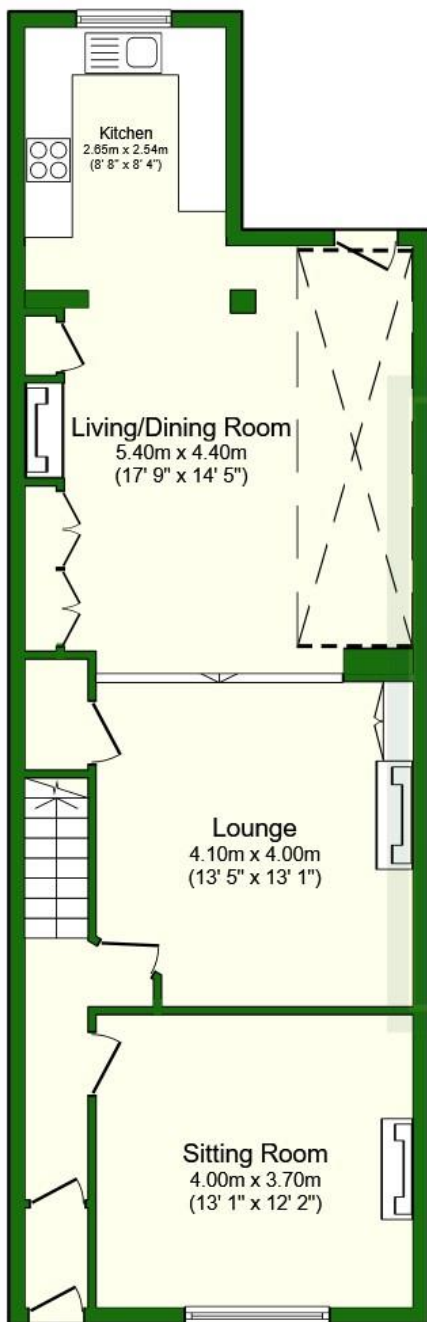
Band D: £1,764.63 - 2020/2021



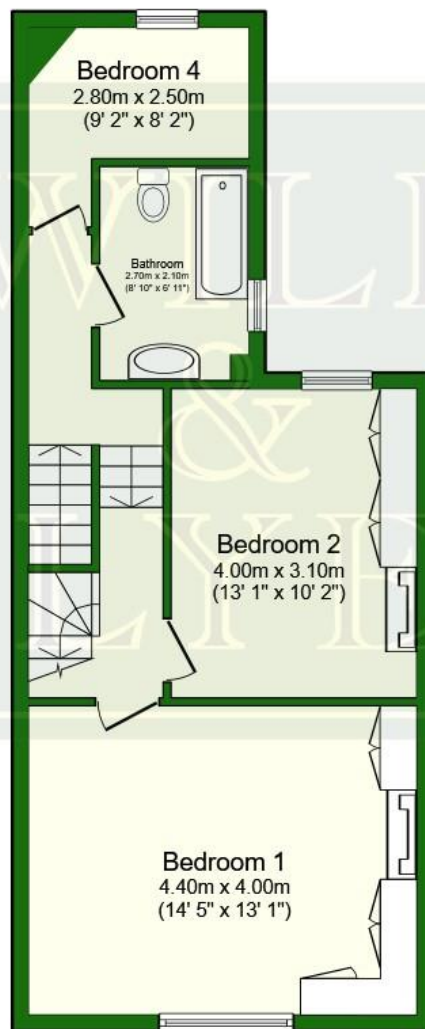
Arrange a viewing

01225 443322

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Ground Floor



First Floor



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Living Room is bathed in light



Generously equipped Kitchen



Beautiful built-in dresser in the Lounge



Gorgeous marble fireplace surround in the Sitting Room



Bespoke fitted wardrobes in Bedroom 1



Another lovely fireplace in Bedroom 2



Bedroom 4 has an en-suite shower & toilet



Sunny view from cosy Bedroom 4



Good size rear garden



South/West-facing patio

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It's time to talk to Wild & Lye

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