



**G R E G O R Y S**  
— E S T A T E A G E N T S —

4 Horstmann Villas  
62 Newbridge Road  
Bath, BA1 3LA  
**£425,000**



Situated in an exclusive development where contemporary living meets Georgian charm, can be found this spacious two bedroom ground & lower ground floor maisonette, offered to the market with no onward chain. Boasting an enviable position within this modern development, the maisonette sits in a detached neo-Georgian Villa that oozes kerb appeal with an attractive frontage blending Bath & rustic natural stone. The property welcomes with entrance hall leading to an impressive open plan living space, basking in natural light from dual aspect windows, opening through to a well-proportioned kitchen benefitting from a full selection of integrated white goods, as well as a premium 'Worcester' hydrogen ready combination boiler. Stairs from the entrance hall lead to the lower ground floor where two comfortable double bedrooms can be found, both offering fitted wardrobes. A deluxe four piece bathroom with free standing bath complete the internal arrangement. Externally, this home continues to impress, with a private courtyard garden to the rear aspect, and secure driveway parking for two vehicles to the front aspect. Located in an admired area, Horstmann Villas is within easy reach of Bath city centre & railway station by foot, cycling, or public transport, whilst the Royal United Hospital is in very close proximity. Chelsea Road and its bustling independent shops & cafes are only a stone's throw away, and the idyllic river way tow path offers tranquil walks, making this home an ideal spot for those wanting a rounded lifestyle. A stylish offering, and one warranting an internal viewing.

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## ACCOMMODATION

### ENTRANCE HALL

Door to front aspect, radiator, stairs leading to lower ground floor, spotlighting, door to lounge/diner, consumer unit, brushed chrome sockets & switches.

### LOUNGE/DINER 19' 4" x 14' 3" (5.90m x 4.34m)

Dual aspect sash style double glazed windows to front & side aspects, finished with fitted shutters. Engineered wood flooring, radiator, feature floating electric fire place, spotlighting, two wall mounted lights, brushed chrome sockets & switches.

### KITCHEN 11' 6" x 9' 10" (3.50m x 3.00m)

Double glazed sash style window to rear aspect. Generous selection of matching wall & base units with work surface over, clear frosted glass upstands & sink splashback. Integrated appliances in form of 5 ring gas hob with extractor hood over, 'Neff' electric oven, fridge freezer, washing machine, and slimline dishwasher. One and a half sink basin with mixer tap & drainer to side, radiator, 'Worcester' hydrogen ready combination boiler, spotlighting, tile effect LVT flooring, brushed chrome sockets & switches.

### HALLWAY

Double glazed sash style window to rear aspect finished with fitted shutters, stairs leading to ground floor with ample storage & hanging space below, doors to rooms, spotlighting, door to private courtyard garden, radiator, brushed chrome sockets & switches.

### BEDROOM 2 11' 10" x 8' 10" (3.60m x 2.70m)

Double glazed sash style window to rear aspect finished with fitted shutters, fitted wardrobe, radiator, spotlighting, brushed chrome sockets & switches.

### BEDROOM 1 12' 10" x 10' 10" (3.90m x 3.30m)

Double glazed sash window to front aspect finished with fitted shutters, fitted wardrobe, radiator, spotlighting, brushed chrome sockets & switches.

### BATHROOM

A contemporary four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, large panelled bath tub with hot & cold taps, and corner walk in shower enclosure with mains fittings & glass sliding door. Tavertine stone tiling, wall mounted towel radiator, spotlighting, extractor fan, mirrored vanity unit.

### REAR COURTYARD GARDEN

Private courtyard garden enclosed with boundary walls & cast iron railings. Courtyard laid with artificial grass.

### FRONT ASPECT

Steps leading from driveway parking to shared courtyard space, enclosed with cast iron railings. Lighting above front door.

### PARKING

Private driveway parking for two vehicles. Fob operated barrier access.





Lower Ground Floor  
423 sq ft (39.2 sq m.) approx.

Ground Floor  
427 sq ft (39.7 sq m.) approx.



TOTAL FLOOR AREA: 872 sq ft (81.0 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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