



St. John's Road  
Lower Weston | Bath

**NASH  
& CO**





**Summary**

A most beautifully presented mid-terrace Victorian family home in a desirable location close to many local amenities. This outstanding property has been renovated to an exacting standard by the current owners and is truly a home any new owner can enjoy without the need to do a thing. Accommodation comprises – entrance hall; fantastic open plan living room to dining room to rear extension with bespoke fitted kitchen; on the first floor there are two double bedrooms, both with fitted wardrobes, and stunning newly fitted bathroom with freestanding bath and shower; the loft has been converted with dormer and Velux windows to create the third double bedroom including en suite WC. The charming rear garden has been beautifully landscaped on a south facing slope to provide decked area, lawn, water feature and planting borders. There is a garden room with power connected, air conditioning and bi-fold doors. The neat and pretty front garden provides space for a small shed and potted plants. St John's Road benefits from on street resident's permit parking.

**Location**

St. John's Road is in the popular Lower Weston area of Bath and comprise of attractive Victorian terraced properties. Conveniently located for great access to local shops and amenities on nearby Chelsea Road, including - bakery, dentist, Spar store, delicatessen, cafes, hairdressers, and hardware store. Tesco Express (2-minute walk), Marks & Spencer and Lidl are all close by. Royal United Hospital and the beautiful Royal Victoria Park are also within a short walk. The River Avon foot/cycle path provides a pleasant route to the city centre and out towards Bath's surrounding countryside. Local schools include the Newbridge Primary School and Oldfield Academy. Easy access to the A4 for Bristol and the M4 (J18) via Lansdown Lane. Oldfield Park train station is within easy walking distance.





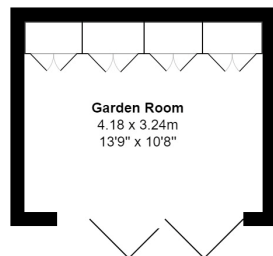
- Beautifully presented Victorian family home
- 3 double bedrooms
- Stunning open plan reception rooms to bespoke kitchen extension
- Outstanding newly fitted bathroom with freestanding bath and shower
- Landscaped rear garden with decking, lawn and planting borders

- Garden room with air conditioning and bi-fold doors
- On street residents permit parking
- Close to city centre and local shops and cafes
- Easy access to the wonderful Royal Victoria Park
- Good access to travel links

[nashandcobath.co.uk](http://nashandcobath.co.uk)

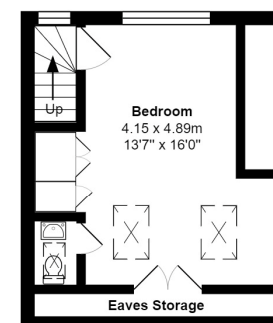
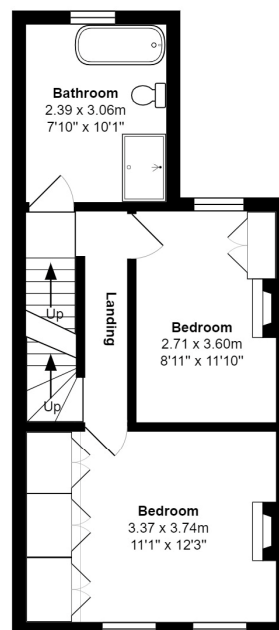
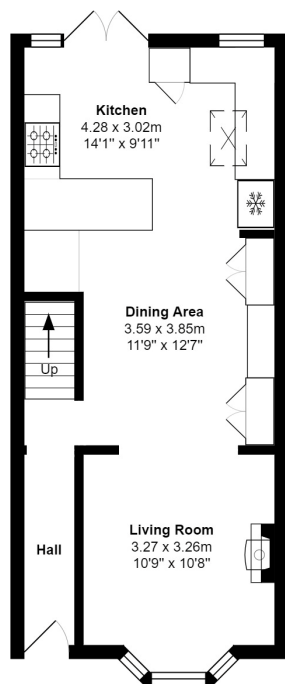
[enquiries@nashandcobath.co.uk](mailto:enquiries@nashandcobath.co.uk)





47 St John's Road  
Lower Weston  
Bath  
BA1 3BW

Total Area: 116.4 m<sup>2</sup> ... 1253 ft<sup>2</sup>



IMPORTANT NOTICE: This floor plan is intended to support potential buyers/tenants to better visualise a property's internal layout. It should be used in conjunction with marketing images to create a sense of the inside spaces. All measurements, while within acceptable tolerances, are approximate and for display purposes only. Not drawn to scale.

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

**Agents Note:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.