



Avondale Court
Lower Weston | BATH





Summary

A delightful 3 bedroom modern townhouse, built circa 2000 in the Lower Weston area of Bath and located in a cul de sac. The property has been very well looked after and has been refurbished throughout since 2021 by the current owners, including a new kitchen, bathroom and boiler. Additionally, the windows at the rear of the house have been replaced and a new composite security front fitted. Accommodation includes, Kitchen /breakfast room, entrance hallway, downstairs cloakroom, lounge with dining area, 3 bedrooms and a fitted bathroom. There is also a dedicated freehold parking bay and visitor parking as well as a bin storage area.

Location

Avondale Court is located on the North West side of the World Heritage City of Bath. The property has easy access to local shops and amenities in Chelsea Road, including; Bakery, Post Office, Spa store, Delicatessen, Cafés, Hairdressers and a Hardware shop amongst others. Other local amenities include a Chemist and Doctors surgery in Newbridge Hill. The Tesco Express on Upper Bristol Road is a short walk away. Local schools include; Newbridge Primary School and St Mary's RC Primary School. Oldfield Comprehensive School is close by, as well as the independent schools Kingswood, and the Royal High which are a drive away. For those that need to commute, the property has access to the A4 to Bristol and M4 Motorway at junction 18.



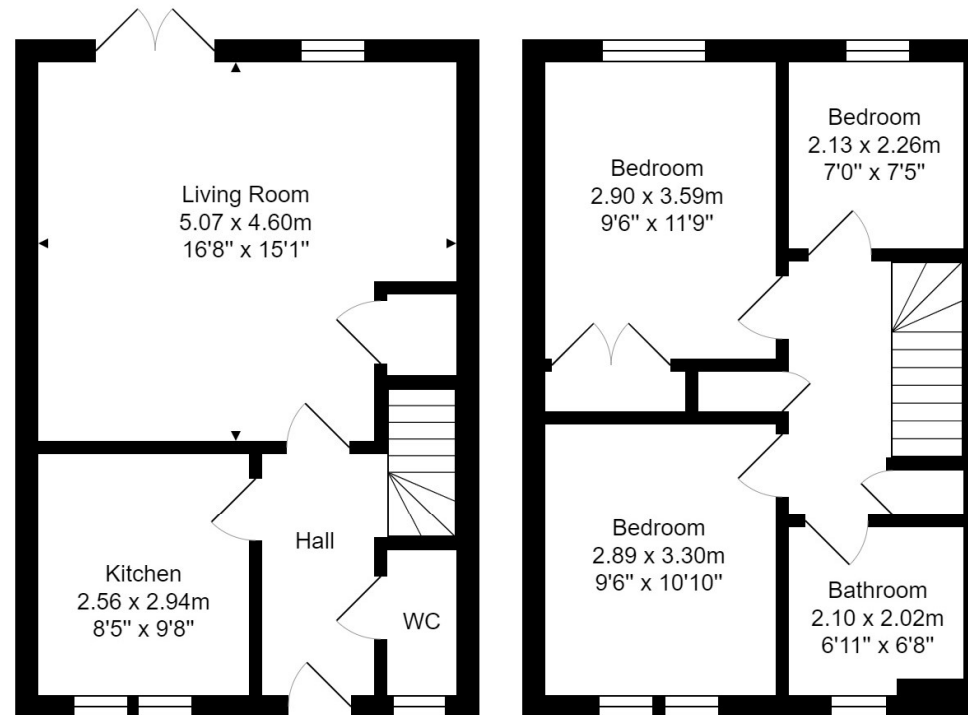
- Modern 3 bedroom townhouse
- Lower Weston on the west side of Bath
- Light and airy lounge with double doors to rear garden
- Fitted kitchen/breakfast room
- Dedicated freehold parking bay and visitors parking bay

- Downstairs WC and first floor family bathroom
- Enclosed rear garden
- Council Tax Band D (£2,008.55)
- EPC Rating C
- Freehold

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Ground Floor
Area: 39.1 m² ... 421 ft²

First Floor
Area: 39.1 m² ... 421 ft²

Total Area: 77.5 m² ... 835 ft²

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 error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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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.