



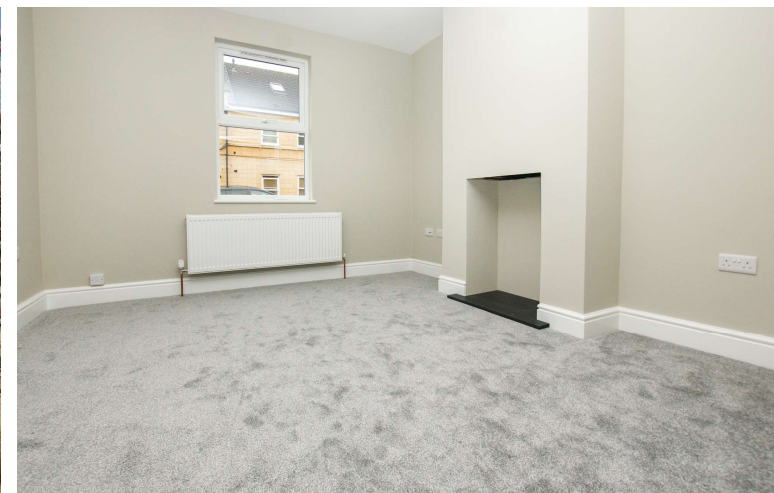
Albany Road  
Twerton | Bath

NASH  
& CO





37 ALBANY ROAD, TWERTON, BATH, BA2 4ED  
GUIDE PRICE £335,000



## Summary

A beautifully renovated Edwardian property done to a high stylish standard throughout over three storeys, offering 1120sq ft a good-sized family accommodation with three double bedrooms, Sitting room, dining room, modern stylish fitted kitchen, with lean to utility to side, on the first floor are two bedrooms and a stunning family bathroom. Stairs also lead up to a loft conversion giving a good sized third bedroom. To the rear is an enclosed good sized 68ft approx. which benefits from being southerly aspect. Also gated rear access. The garden has potential to landscape utilizing the space for sun lovers. No onward chain. (Vacant possession).

## Location

Albany road is a Cul de sac road with easy access to lower Bristol road and Local shops can be found 5 minutes' walk away on Twerton High street and Lower Bristol Road,. A regular bus service runs into the city center. Oldfield Park train station is approx. 15 minutes' walk away. There is a selection of local schools within walking distance. Countryside walks can be enjoyed towards Englishcombe village. The fantastic Two Tunnels cycle and footpath is also accessible. Other nearby green spaces include Hillcrest Park, Roundhill Park and Moorfields Sandpits.





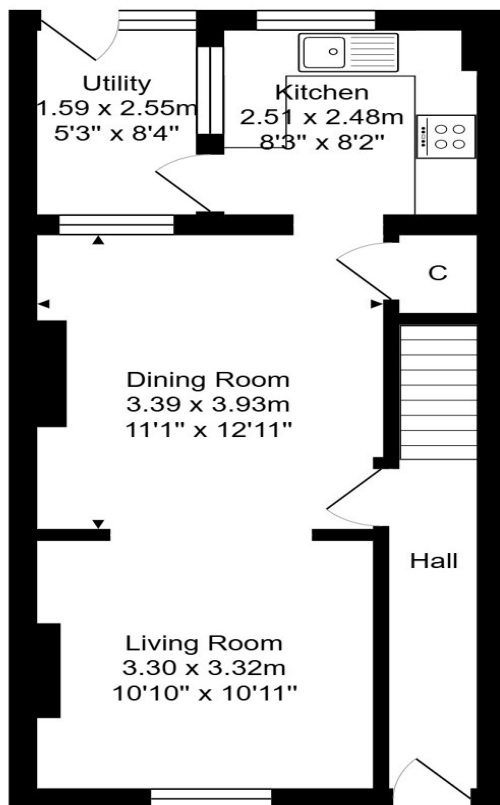
- Renovated to a high standard
- Cul de sac location
- Stunning kitchen & bathroom
- Three good sized bedrooms

- Two reception rooms
- Southerly 68ft approx. enclosed good sized rear garden
- New electrics, boiler and roof
- No onward chain

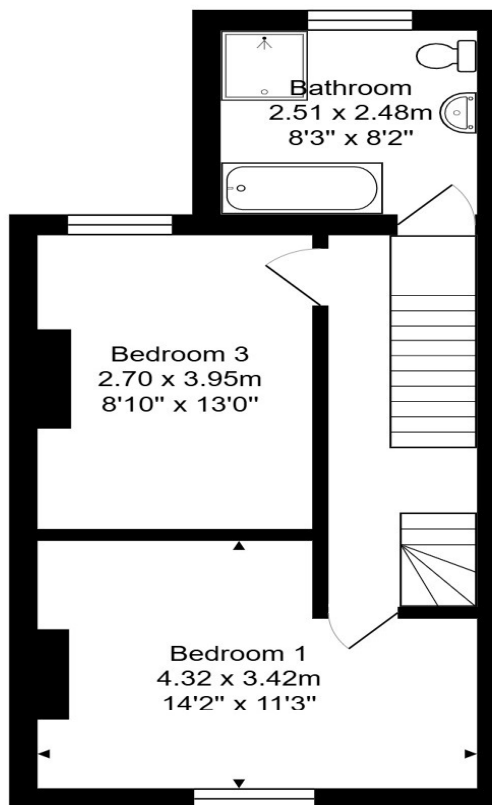
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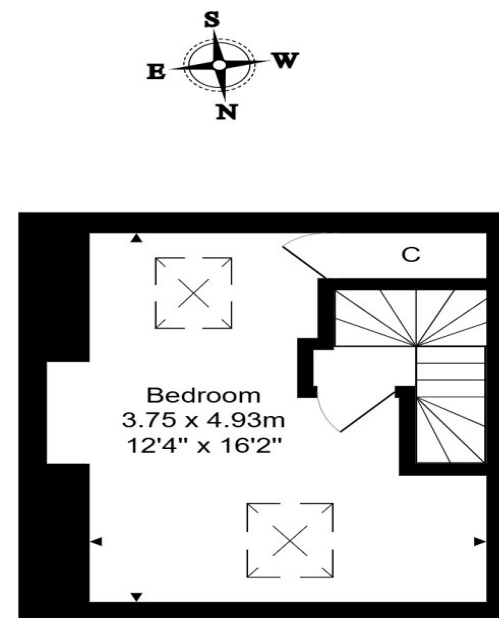




Ground Floor  
Area: 44.0 m<sup>2</sup> ... 474 ft<sup>2</sup>



First Floor  
Area: 40.0 m<sup>2</sup> ... 430 ft<sup>2</sup>



Second Floor  
Area: 20.0 m<sup>2</sup> ... 216 ft<sup>2</sup>

Total Approx Area: 104.0 m<sup>2</sup> ... 1119 ft<sup>2</sup>

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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