



Shaftesbury Ave  
Newbridge | Bath

NASH  
& CO





## Summary

A fantastic opportunity to acquire this stunning three bedroom period family home recently renovated to a high standard throughout, benefiting from a sought after tree lined Cul de sac location. In a popular area of the city. The well-proportioned stylish home offers good sized living accommodation throughout. Sitting room, family room, dining room with French doors to the side, kitchen/breakfast room with door to rear, on the first floor are three bedrooms and family bathroom, Throughout the property offers new central heating system, electrics, modern stylish kitchen and bathroom. New carpets and off white clean newly painted walls and woodwork. To the rear is an enclosed private rear garden which has been laid to gravel and tidied to give a blank canvas for landscaping. Also benefiting from pedestrian gated access to the rear. No onward chain (Vacant possession).

## Location

6 Shaftesbury Avenue is located on the North West side of the World Heritage City of Bath. The property is accessible to local shops and amenities in Chelsea Road, including; Bakery, Post Office, Food Store, Delicatessen, Café, Hairdressers and a Hardware shop amongst others. Other local amenities include a Chemist and Doctors surgery at the nearby Newbridge Hill. Local schools include; Newbridge Primary School, St Mary's RC School and Oldfield Girls school. Kingswood, the Royal High and King Edwards independent schools are all a drive away. For those that need to commute, the property has access to the A4 to Bristol and M4 Motorway at junction 18.



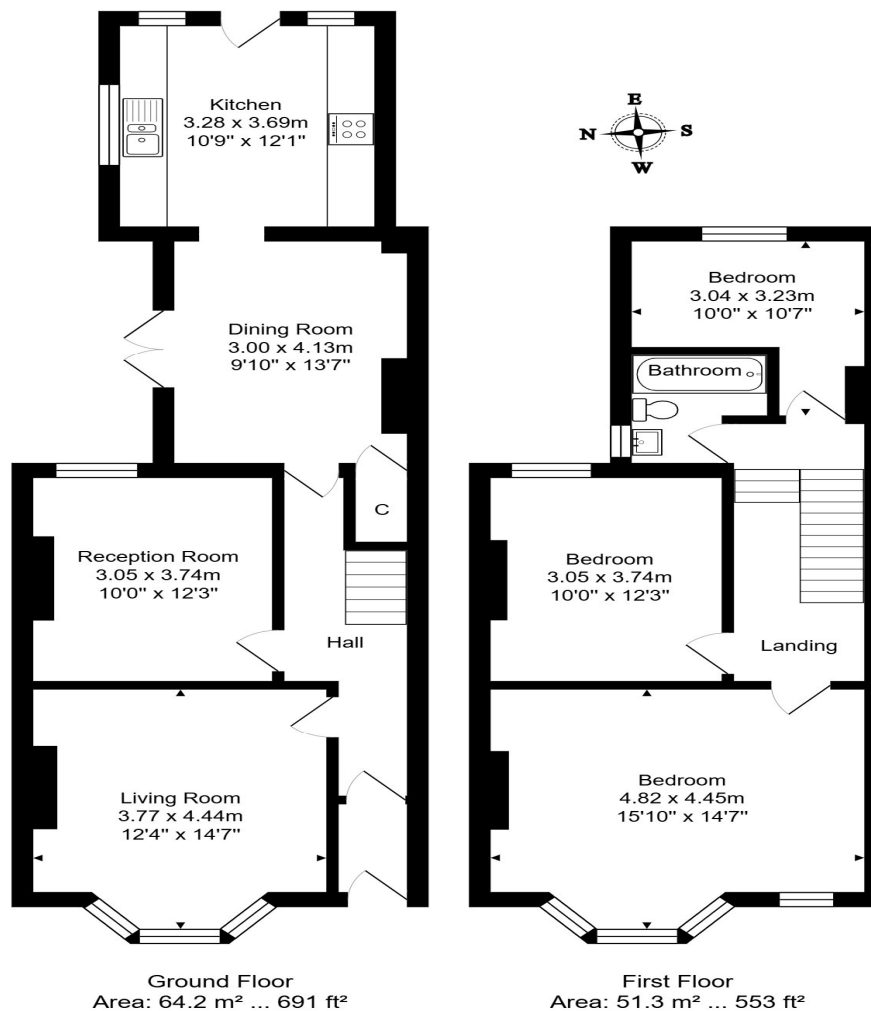


- Fully recently renovated throughout.
- Versatile accommodation
- Three good sized reception rooms
- Modern stylish fitted kitchen/breakfast room
- Cul de sac location
- Modern fitted family bathroom
- Private good sized rear garden.
- Vacant, no onward chain

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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

### Additional Property Information

- Tenure: Freehold
- EPC Rating: D
- Council Tax Band:

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