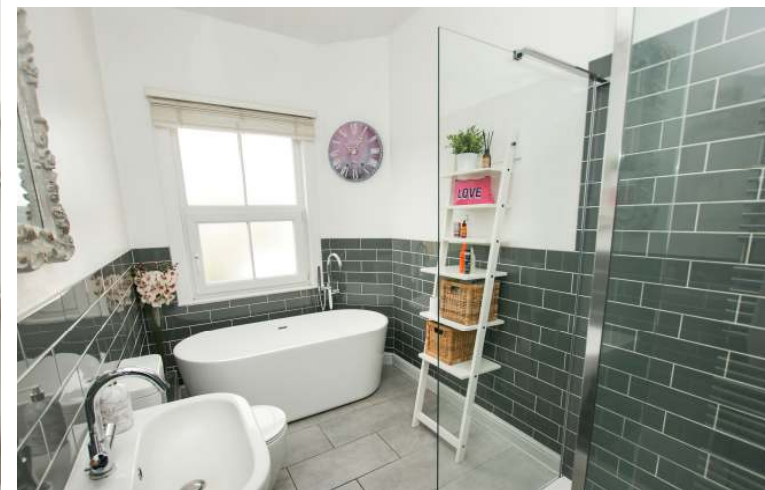




**NASH
& CO**

Avondale Road
Newbridge, Bath



A stunning, well-presented Victorian family home forming part of this unique and characterful residential street. This beautiful property benefits from a sunny landscaped west facing rear garden. Accommodation comprises – entrance hallway; comfortable bay-fronted sitting room with feature fireplace; spacious kitchen dining/family room with bi-fold doors opening to the rear garden; stylish modern kitchen. On the first floor are two bedrooms and fantastic family bathroom; the loft is converted to create a principal double bedroom with study/work office snug area. This desirable property is sure to attract plenty of interest.

Location

Avondale Road is in the popular Locksbrook area of Bath, approx. 1.5 miles west of the city centre. Conveniently positioned near the shops and amenities of Chelsea Road, which include (amongst others) - Spar, convenience store, restaurants, Italian deli, cafés, bakery, hairdressers, dentist and hardware store. The Locksbrook Inn and Basil's Bakery are both close just around the corner. Marks & Spencer Foodhall, Lidl supermarket and Tesco Express all close by. Other local amenities include chemist and doctors' surgery on Newbridge Hill. The Royal United Hospital and beautiful Royal Victoria Park are a short walk away. The river Avon foot/cycle path provides a very pleasant route to the city centre or out to nearby countryside. There is great access to the A4 for Bristol and M4 at junction 18 (via Lansdown Lane). Oldfield Park train station is within walking distance.



- Mid-terrace Victorian property
- Three bedrooms
- Two reception room
- Beautifully presented
- Stylish kitchen/diner

- Sunny west facing garden
- Modern bathroom suite with shower and bath
- Pleasant walking route into the city centre via River Avon footpath
- Accessible to Chelsea Road shops and local amenities
- Close to Newbridge Primary School

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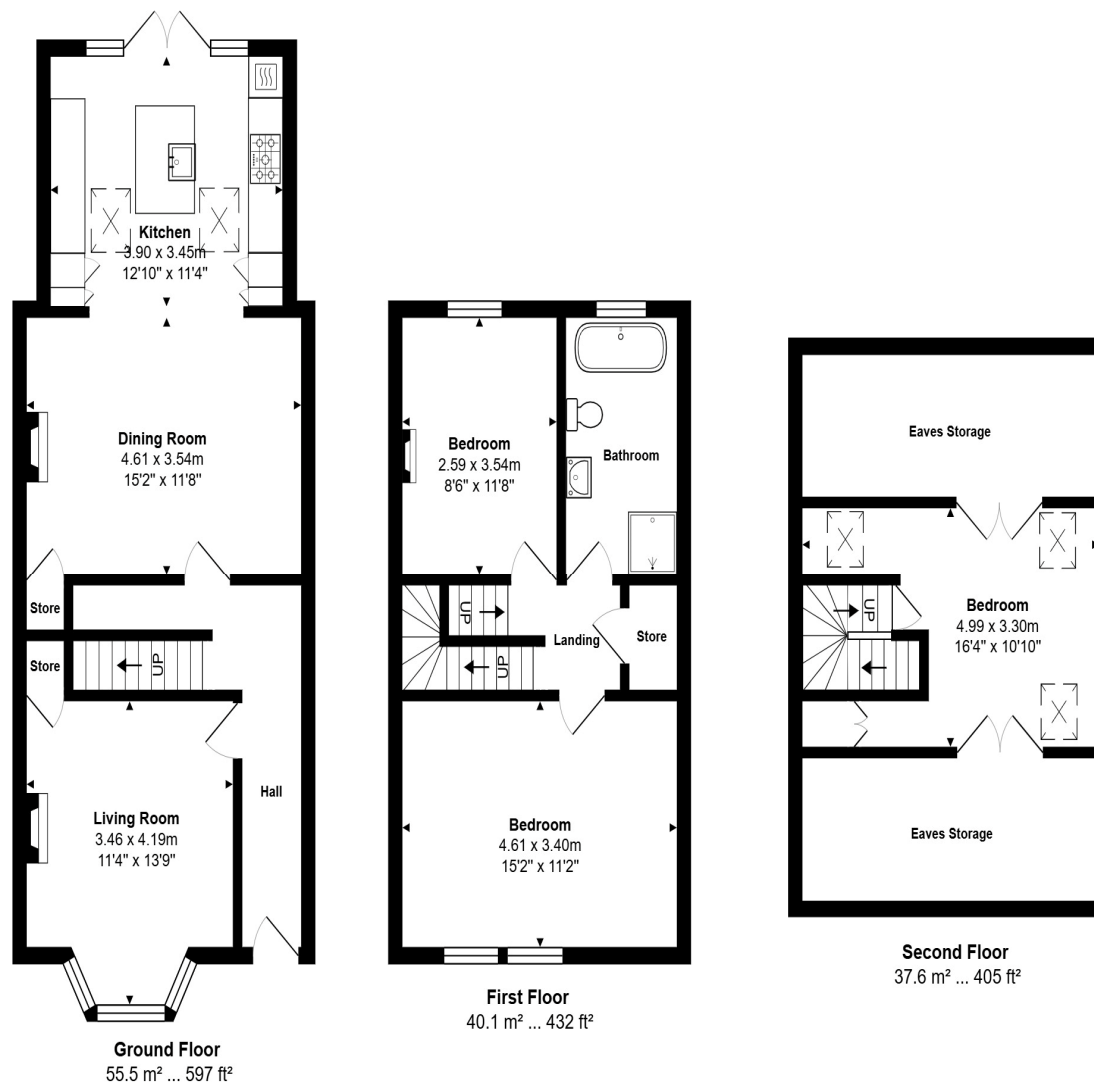


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Total Area: 133.2 m² ... 1434 ft²

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative 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.