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Shaftesbury Avenue
Lower Weston | Bath



Summary

A beautifully presented, extended, and contemporary styled family home. This Victorian bay fronted property has benefited from some significant improvements under its current ownership. The property comprises – entrance hall; bay fronted sitting room with wood burner; family room / dining room with innovative glazed doors to the hallway; wonderful open plan kitchen / diner with large sliding doors opening to the west facing garden; ground floor WC; utility room to the first floor landing; 3 bedrooms to the first floor; modern well-appointed family bathroom and 4th bedroom in the loft conversion. There is also the benefit of a garden office and storeroom. The west facing rear garden has patio area, lawn and planting borders. This wonderful property is sure to attract much interest.

Location

Shaftesbury Avenue is located in the popular Lower Weston area of Bath. This house is conveniently positioned for access to local shops and amenities on nearby Chelsea Road, which include, amongst others - bakery, dentist, convenience store, delicatessen, cafes, hairdressers, and hardware shop. There is Tesco Express (3 minute walk), Marks & Spencer and Lidl stores all close by. Other local amenities include chemist and doctors' surgery on Newbridge Hill. The Royal United Hospital and beautiful Royal Victoria Park are also within a short walk. The River Avon foot / cycle path provides a lovely traffic free, easy walking route beside the river to the nearby countryside and the Locksbrook Inn gastropub or into the city centre. Local schools include the sought-after Newbridge Primary School and Oldfield Academy, as well as the independent schools Kingswood and Royal High which are both a short drive away. The property has great access to the A4 to Bristol and M4 Motorway at junction 18 via Lansdown Lane. Oldfield Park train station is within easy walking distance.



- 4 bedroom bay fronted Victorian property
- Beautifully presented throughout
- Wonderful Kitchen / diner extension
- Contemporary and innovative open plan reception rooms
- West facing rear garden
- Garden office
- Close to Chelsea Road shops and cafes
- Good selection of local schools
- Level walk to the city centre
- Popular Lower Weston location

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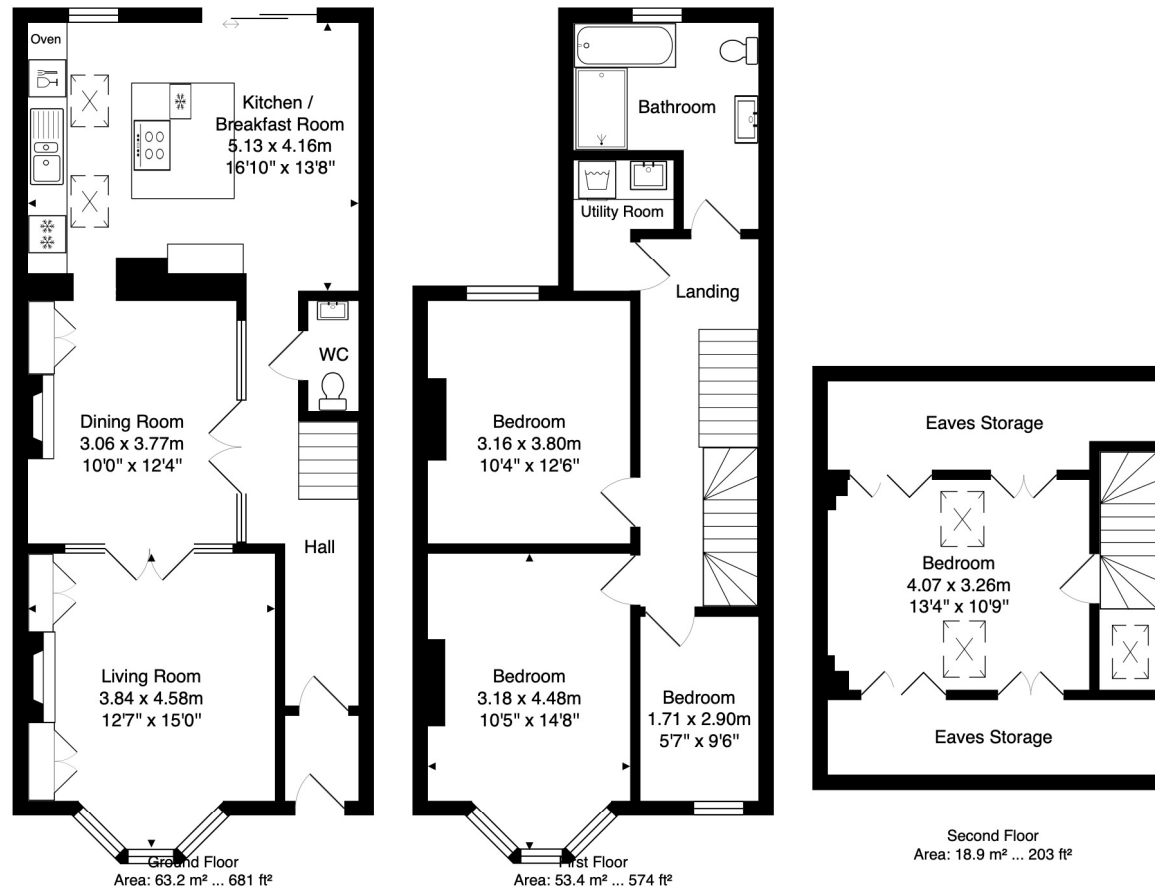


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Total Area: 135.5 m² ... 1459 ft² (excluding eaves storage)

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.