



Wisdén  
Homes

23 Magdalen Avenue,  
Bath. BA2 4QB

Asking Price: £560,000





3 double bedrooms



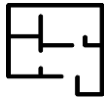
Bathroom, ensuite, and shower room



Easy-keep gardens.



Residents' parking zone



1584 Sq. ft. / 147 Sq. m.

### The Property

- No onward chain
- Smartly refurbished Victorian property
- Particularly generous accommodation
- Benefit of loft conversion and useable basement-level space
- Views across the city of Bath
- Small and easy-to-keep city gardens
- No-thru road position

### The Location

- Highly desirable neighborhood
- Just off leafy Holloway
- 0.5 miles walk to Bath Spa Station and the City of Bath
- Close to Bear Flat and Widcombe shops
- Well situated for Widcombe, Moorlands, Beechen Cliff and Hayesfield schools.
- Benefit of Resident's Parking







**The Property:** 23 Magdalen Avenue is a spacious, well-presented and wonderfully located property. It is situated in a quiet cul-de-sac off leafy Holloway, between highly desirable Bear Flat and Widcombe, and is just minutes from the city of Bath.

It has been fully refurbished by the current owners to include an attic bedroom conversion, basement alterations, modernised wiring and plumbing, refitting of kitchens and bathrooms (including adding 2 additional shower rooms) and the installation of uPVC sash windows.

**Ground Floor:** Here, the vestibule and hallway open to the smart sitting room, fitted with a splayed bay window. The dining room has plenty of space for family mealtimes and features a built-in alcove dresser. The refitted kitchen offers a selection of smart, gloss white units and includes a washing machine, fridge/freezer, dishwasher, induction hob and electric oven. Finally, there is a side door leading to the upper patio. (please note there may be potential to extend the kitchen over this area to form a breakfast room subject to planning and building regulations)



**First Floor:** Upstairs, the split-level landing opens to 2 bedrooms, bathroom and ensuite. Bedroom 1 is a generous front room with further bay window and the bonus of an ensuite shower room. Whilst bedroom 2 is a rear double overlooking the city. The family bathroom comprises a contemporary suite of panelled bath (with shower over), handbasin and WC.

**Attic Level:** Here, the attic has been converted to create an additional and well-sized bedroom with Velux windows affording city views, eaves store cupboards and handy eaves storage cupboards.





**Lower Ground Floor:** The basement level has been excellently adapted to offer 3 separate areas. It is fitted with plentiful electric lighting (the majority light source) and radiator heating.

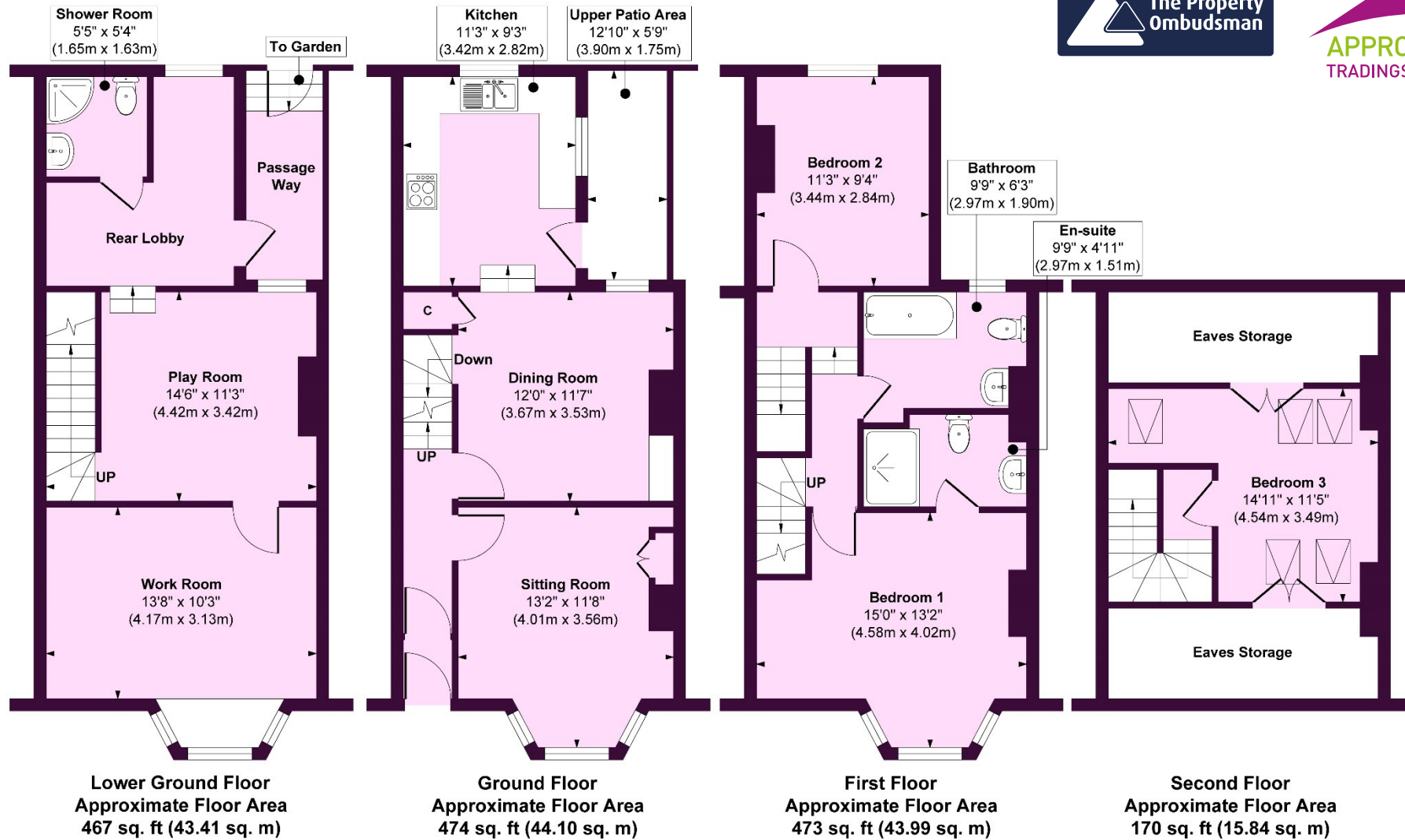
We begin with a large central playroom which then leads to an equally spacious work room. Finally, there is a rear lobby area within which is an additional shower room including a WC and basin. Finally, a rear passageway leads to the garden.

**Outside:** There is a small front garden area from the pavement with low-stone walling whilst the rear garden (with an outlook towards the city) is fitted with decking and enclosed by wooden fencing. A gateway accesses the rear pedestrian path.

**Directions:** From the Churchill Bridge Roundabout take the A367 in the direction of Bear Flat. Take the third main left turn onto Hayes Place and stay left as you go down Holloway. Turn first left into Magdalen Rd and 2<sup>nd</sup> left into Magdalen Avenue, where the property is further along on the right.



**Disclaimer:** The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



**APPROX. GROSS INTERNAL FLOOR AREA 1584 SQ. FT / 147.34 SQ. M**

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property



Widsen  
Homes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

