

Widsen
Homes



3, Bruton Avenue,
Bath. BA2 4QJ

Offers in the Region of: £500,000



2 double bedrooms



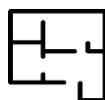
Family bathroom



Manageable gardens



Resident's Parking Zone



995 Sq. ft. / 92.2 Sq. m.

The Property

- Smartly presented period family home in the heart of Bear Flat
- 2 double bedrooms
- Spacious, light-and-airy accommodation
- Stylish kitchen and useful lean-to utility
- Attractive family bathroom

The Location

- Hugely desirable, secluded no-thru road location
- A downhill stroll to the city of Bath
- Access to many schools including Widcombe, Beechen Cliff and Hayesfield
- Excellent access Co-op, Tesco, Cafés, and restaurants of Bear Flat
- Green Shoots and Acorns pre-schools available nearby.
- Bath Spa Train Station - 0.7 miles walk
- Southgate shopping - 0.6 miles walk





Description: 3 Bruton Avenue is a wonderful, light-and-airy, period terrace home located in a secluded position in the heart of sought-after Bear Flat. From here, there is excellent access to desirable schools, shops and services and an enviable downhill stroll to the city of Bath.

Ground Floor: The property begins with the entrance vestibule and hallway leading to spacious and attractive reception rooms. The sitting room has oak flooring and is fitted with a double-glazed bay window and gas fire whilst the dining room (also oak floored) has an alcove dresser, useful understairs cupboard, exposed stone fireplace and plenty of space for mealtimes.

The kitchen comprises a selection of modern units with granite worktops and includes a gas hob, electric oven and fridge-freezer.

A useful lean-to utility with plumbed washing machine provides access to the garden.

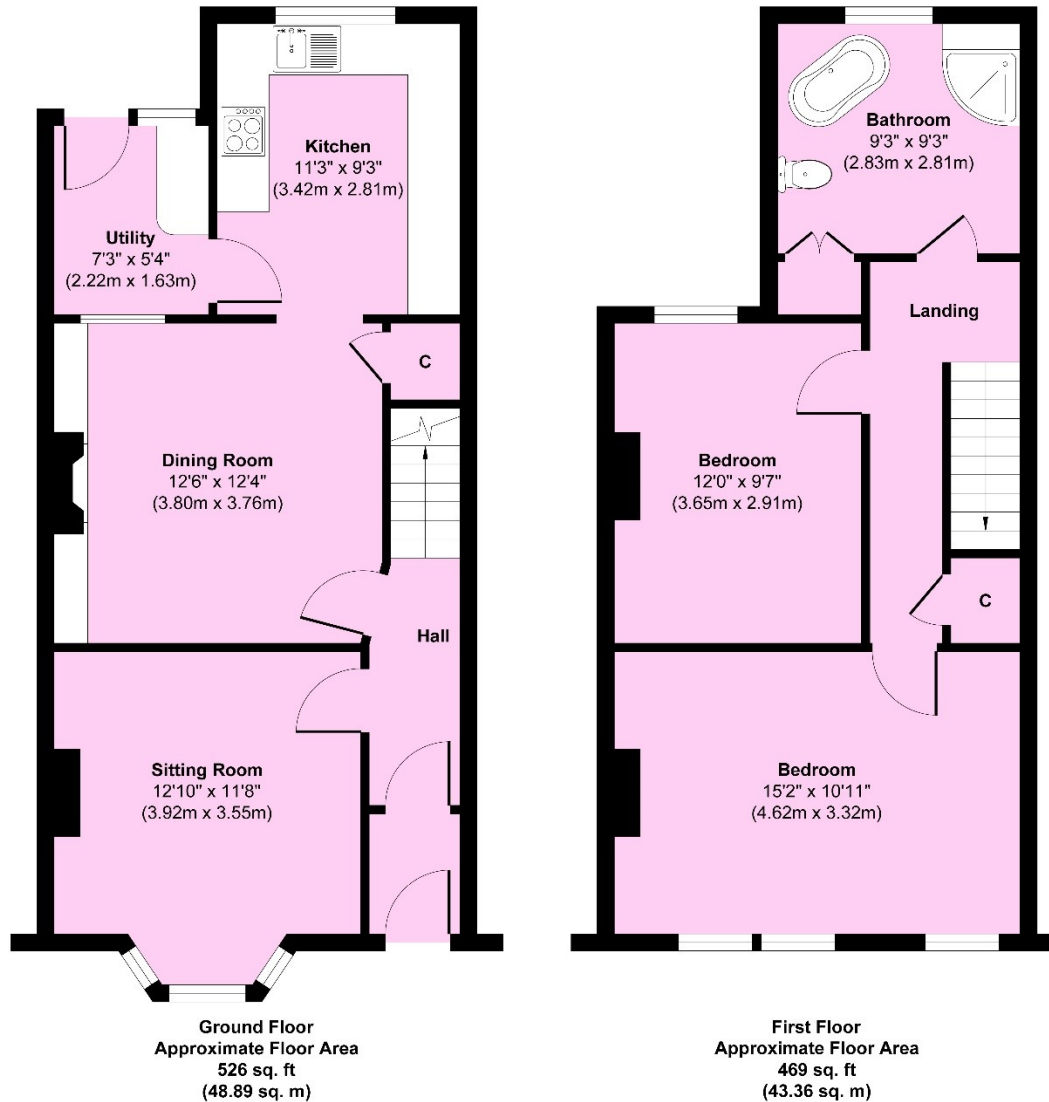
First Floor: Upstairs, the long landing leads to 2 double bedrooms and family bathroom. The spacious main bedroom has 3 double-glazed windows allowing plenty of natural light, whilst bedroom 2 is a rear, double room.

Finally, the family bathroom is beautifully fitted with a roll-top, claw foot bath, additional shower cubicle, hand basin and WC. A cupboard houses the gas central heating boiler.

Outside: The front garden comprises low-stone walls with railings and steps and pathway to the front door and there is a well-planted flower bed. To the rear the easy-keep garden begins with a patio which leads up to a shingled seating area bordered with shrubs. A rear gateway provides independent access to the upper part of Bruton Avenue.

There is a Residents Parking Scheme (Zone 18) on Bruton Avenue.





Approx. Gross Internal Floor Area 995 sq. ft / 92.25 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

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.

Directions: From the Churchill Bridge Roundabout take the A367 Wells Road to Bear Flat and turn left just before the traffic lights onto Bruton Avenue. Take the first left turn where the property can be found soon after on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

