



14 Park Avenue, Bath, BA2 4QD

Asking Price: £575,000





3 double bedrooms



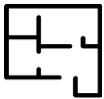
Luxury main shower room. Shower ensuite



Courtyard gardens



Resident's Parking Zone



1256 Sq. ft. / 117 Sq. m.

**NB: All or part of the furniture/fitings are available to buy by separate negotiation**

### The Property

- Beautiful period home in sought-after, cul-de-sac location
- No Onward Chain
- 3 storeys of accommodation including attic conversion with spacious dormer window
- Crisp, contemporary kitchen
- Easy-keep rear garden with city views

### The Location

- Just off leafy Holloway
- 0.5 miles walk to Bath Spa Station and the City of Bath
- Good access to Bath Rugby at the Rec.
- Close to Bear Flat shops
- Well situated for Widcombe, Moorlands, Beechen Cliff and Hayesfield schools.
- Resident's Parking Zone







**The Property:** Park Avenue is a lovely, tucked away location just off leafy Holloway, an exceptionally pleasant downhill stroll to the city. The property has the benefit of easy access to Bath Spa railway station, the city centre and semi-rural woodland walks beginning at Magdalen Gardens opposite the house.

**Ground floor:** The property begins with an entrance vestibule and hallway leading to the main reception rooms.

The sitting room has exposed floorboards and a pretty cast-iron and wooden fireplace. The double-glazed bay window is fitted with plantation shutters (which continue through the property), and there are attractive alcove bookshelves and storage.

The dining room has plenty of space for a large dining table and features further exposed floorboards, bookshelves, and useful under-stairs cupboard.

The sparkling kitchen comprises a selection of white units with oak block worktops and stylish white tiling. Amongst the appliances are a gas hob, electric oven, fridge-freezer and plumbing for a dishwasher and washing machine.

From here there is an outlook to the city and also access to the rear garden

**First floor:** The long landing opens to two bedrooms and shower-room.







Bedroom 1 to the front has a bay-window with shutters, built in wardrobe and attractive décor, whilst Bedroom 3 is also smartly presented, and is a double room to the rear.

Finally, on this level, the generous shower room is luxuriously appointed with a large walk-in shower (with deluge shower head), twin hand basins, WC, and recessed storage. There is wi-fi controlled electric underfloor heating and plumbing in place to add a bath, if desired. There are high quality chrome fittings and a cupboard mounted GCH boiler.

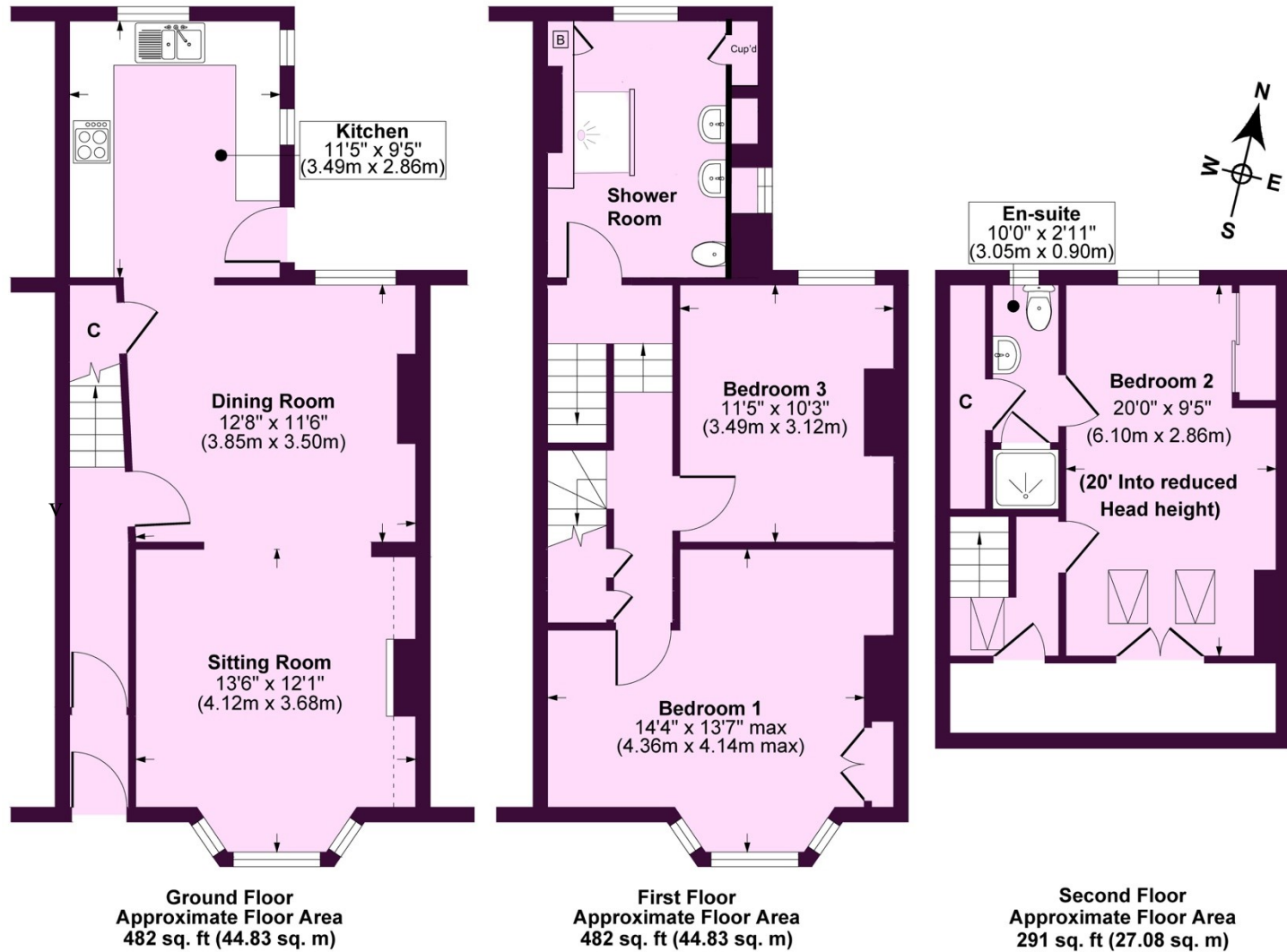
**Attic level:** Upstairs again is super- spacious double Bedroom 2, a wonderful attic conversion with a large rear dormer window affording gorgeous views over Bath. A most useful ensuite shower room, recessed spotlighting and eaves storage complete the picture.

**Gardens:** The small front garden is ordered with low stone walling and planted with a selection of shrubs.

The rear garden is paved for easy maintenance and enclosed with lap wood fencing. There is plenty of space here for a good-sized garden table and chairs and there are lovely outlooks to the city and also east towards the Bathwick hills. A rear gate accesses the pedestrian lane behind.

**Directions:** From the Churchill Bridge Roundabout take the A367 in the direction of Bear Flat. Take the third main left turn onto Holloway and stay left as you go downhill. Turn first left into Magdalen Rd and left again into Park Avenue where the property is on the right.





**APPROX. GROSS INTERNAL FLOOR AREA 1256 SQ. FT / 116.74 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Wisden  
Homes

