



28, Park Avenue, Bath. BA2 4QD

Asking Price: £600,000



3 double bedrooms



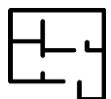
Bathroom, shower room and cloakroom



Easy-to-keep gardens and gorgeous views of the city of Bath



Residents' Parking Zone



1254 Sq. ft. / 116 Sq. m.

### The Property

- Beautifully refurbished property
- Extended to include a kitchen/diner, downstairs cloakroom and ensuite loft bedroom
- Easy to keep gardens with city views
- Stylish, refitted kitchen and bathrooms
- Hugely sought-after no-thru road

### 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:** This beautifully refurbished, late Victorian property features crisp styling and a fantastic location on the edge of Bath. It is wonderfully extended to form a large kitchen/breakfast room, a lovely attic bedroom with dormer window and ensuite, and also the benefit of a downstairs cloakroom for convenience.

Refurbishments include complete remodelling and upgrading such as modernised heating, wiring, kitchen and bathrooms and wooden double glazed sash windows.

**Ground Floor:** We begin with an entrance vestibule and hallway, off which are the main reception rooms and a super-smart downstairs cloakroom.

The sitting room is light and airy with plantation shutters, period corning and built-in dressers. To the rear of the property, the dining room and kitchen breakfast room are open-plan creating an extended and communal hub to the house. The kitchen comprises deep blue cabinets with oak worktops and an induction hob, electric oven and integral fridge/freezer.

Here, there is room for a dining table as well as built-in seating for 4 in the breakfast room. This area has been extended sideways giving a lovely feel. There are Velux windows, a floor to ceiling rear window and sliding doors giving an overlook to the garden and city of Bath beyond.



**First Floor:** On the first floor there are 2 bedrooms and bathroom. Bedroom 1 is a generous double with a splayed bay window and period fireplace, whilst bedroom 2 is another smart double alongside. The bathroom is very stylish with underfloor heating, crisp modern fittings including a bath and shower cubicle and superb views to the city. A utility cupboard houses the Worcester boiler and plumbing for a washing machine.



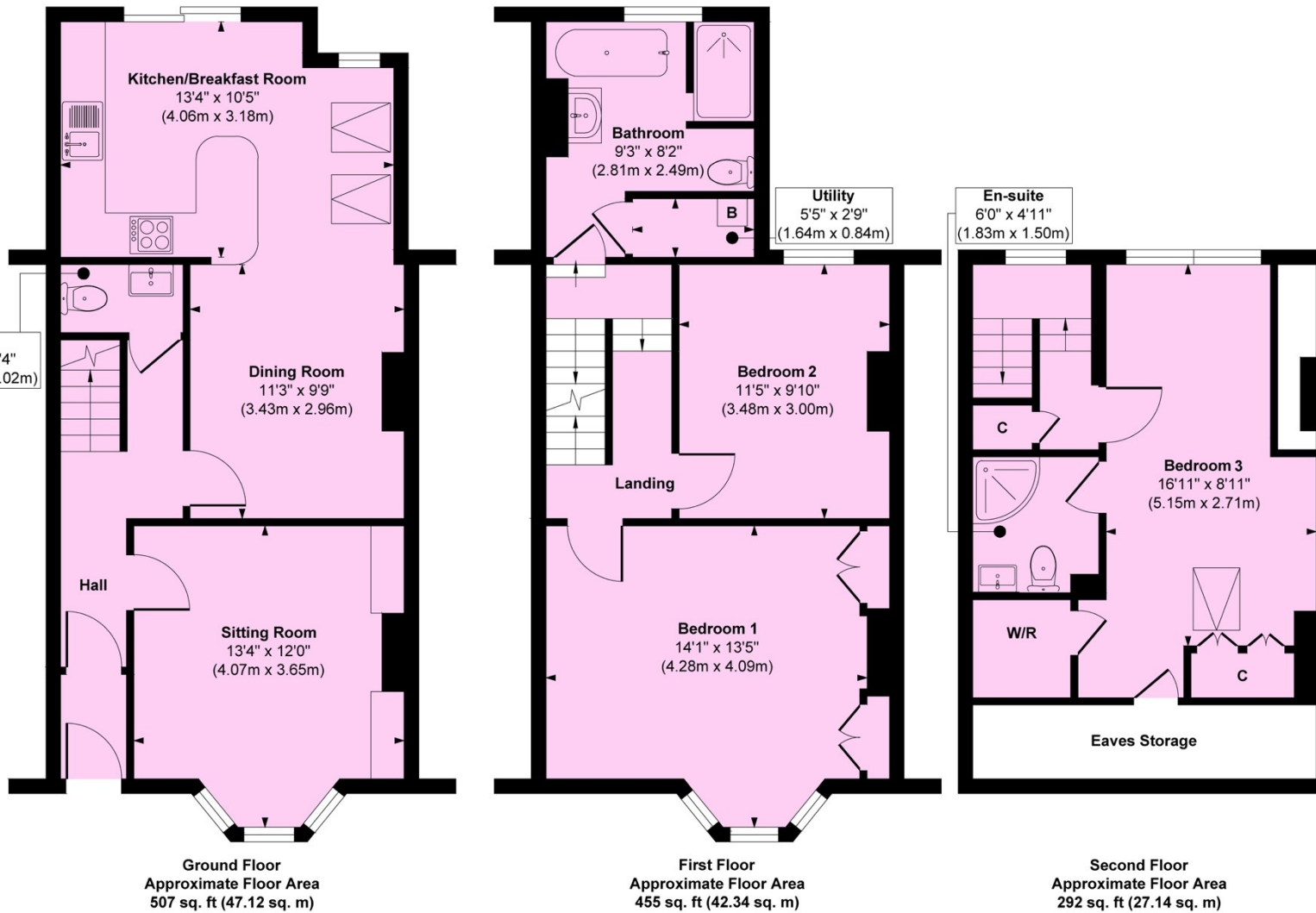
**Attic Level:** Here, there is a large attic bedroom conversion with a dormered rear window with more wonderful views, plentiful built-in storage and an immaculate ensuite shower room.

**Outside:** There is a small garden space to the front, and the rear garden, with stunning city views, is fitted with composite decking and astroturf. Steps lead down to a rear gate and on to the pedestrian access lane.

**The Location:** Park Avenue is a sought-after, no-through road off leafy Holloway taking pride of place just below Bear Flat. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Co-op just minutes away. From Bear Flat, there is a lovely, wooded walk to the nearby City of Bath and train station, and also an excellent bus service. Nearby schools include Moorlands, St Johns and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. Further down Holloway leads to St Marks Road and then Widcombe High Street where further restaurants, pubs, cafes and convenience stores can be found as well as Prior Park Garden Centre. There are many wonderful walks South as far as Widcombe, Bathwick, Lyncombe and Combe Down. Overall, this is a wonderful location in which to live.



**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 towards the end, on the right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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 1254 SQ. FT / 116.60 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.  
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