



Widsen
Homes

28 Shelley Road, Bath. BA2 4RJ

Asking Price: £850,000



3 double bedrooms



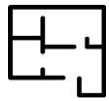
Bathroom and shower room



Southerly facing gardens



Resident's parking zone



1563 Sq. ft. / 145 Sq. m.

The Property

- Beautifully finished Edwardian family home
- Period charm fused with contemporary styling
- Very generous, remodelled kitchen/dining room
- Southerly rear gardens
- Wooden double-glazed sash windows

The Location

- Hugely sought-after Poet's Corner
- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill stroll to the city of Bath
- A 2-minute walk to Alexandra Park
- Beechen Cliff School - 0.3 miles walk
- Hayesfield School at Upper Oldfield Park – 0.7 miles walk.
- Bath Spa Station – 0.8-mile walk





The Property: This extremely stylish and spacious Edwardian home is beautifully finished and located in one of Poets' Corner's finest locations.

Ground Floor: The heavy panelled front door opens to the vestibule with stained glass inner door leading to the hallway. From here, there is a very spacious sitting room with double glazed sash windows, cornicing and attractive fireplace. Alongside, a smaller reception, ideal as an office, opens via a side lean-to to the rear garden.

The wonderful kitchen/dining room is 27' in length and fitted down one side with stylish grey units and composite quartz worktops. Appliances include an integral fridge, freezer, dishwasher and Mercury range cooker, and there is a rear bay with French doors to the garden.

First Floor: Here, the well-presented landing leads to 3 bedrooms, bathroom and shower room. All 3 bedrooms are doubles, beginning with extremely generous bedroom 1 which spans the full width of the house and enjoys high-quality presentation with a period fireplace, coving, double glazed sash windows and door to the front balcony.

Bedroom 2 is a double room to the middle of the house with further period fireplace and wardrobe, whilst bedroom 3 is a rear double room with attractive views over the garden.

The bathroom and shower room are both fitted with crisp, contemporary units.





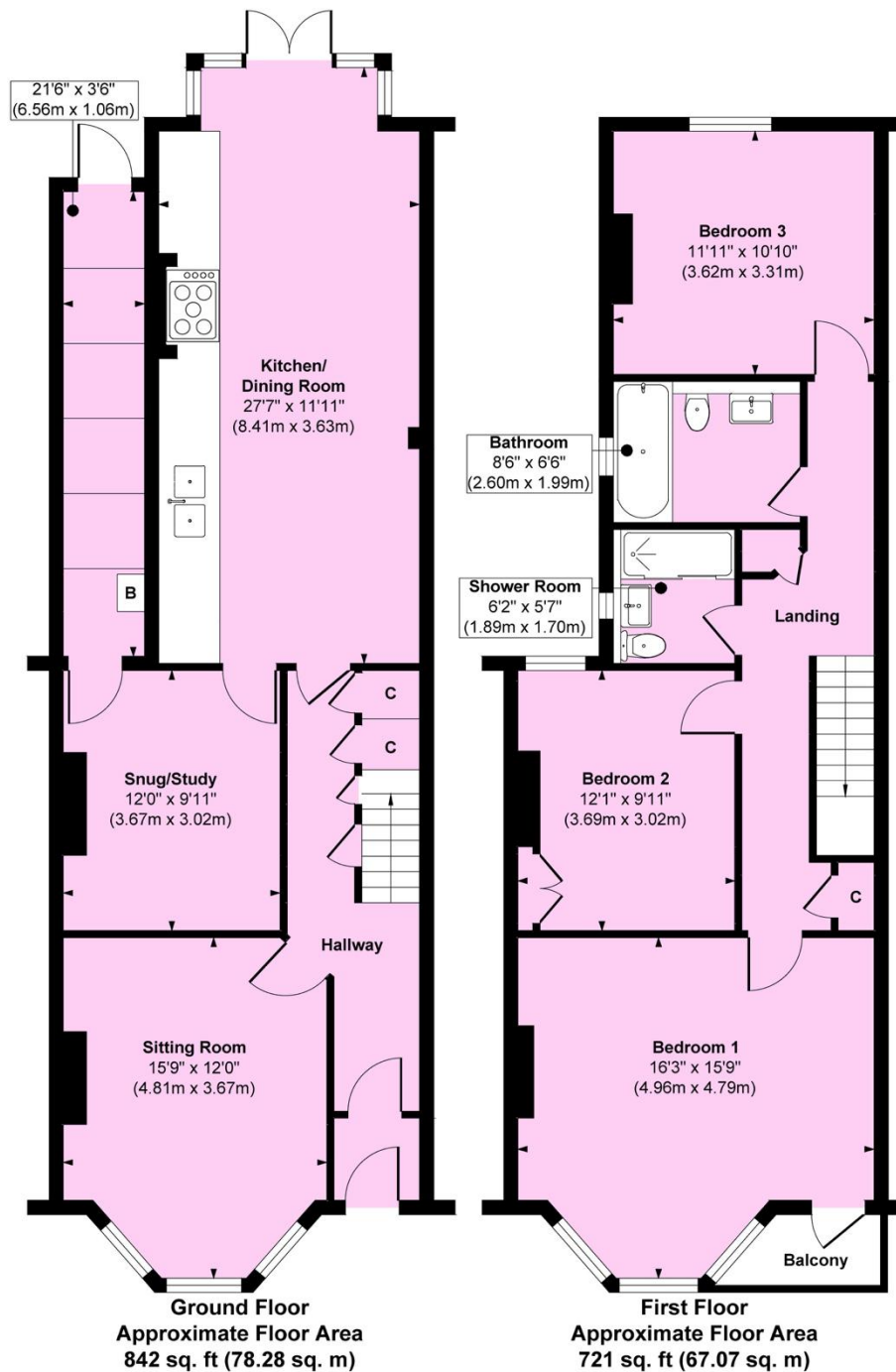
Outside: The front garden is shingled with low-stone walls, path to the front door and hedging.

The delightful rear garden enjoys a sunny, southerly aspect and is beautifully kept, comprising a smart patio seating area leading to the central lawn which is surrounded by well-stocked flower beds with a good selection of flowering shrubs. There is a further seating area to the rear, and gate to the pedestrian and vehicular rear lane.

The Location: Shelley Road is wonderfully placed on the upper slopes of Poet's Corner. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Co-op minutes away. There is a lovely, wooded walk to the 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. There are many wonderful walks South as far as Widcombe, Combe Down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a wonderful location in which to live.



Directions: From the Churchill Bridge Roundabout take the A367 to Bear Flat, cross the traffic lights and take the 1st left onto Shakespeare Avenue. Cross Chaucer Road and continue up taking the next left and then right into Shelley Road where number 28 is situated near the top on the right.



Approx. Gross Internal Floor Area 1563 sq. ft / 145.35 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.



