



42 Magdalen Avenue, Bath. BA2 4QB

Asking Price: £530,000



3 double bedrooms



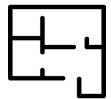
Large bathroom



2 level decked garden



Residents' parking zone



1173 Sq. ft. / 109 Sq. m.

The Property

- Charming period home in sought after location
- 3 storeys of accommodation including an attic conversion
- Stunning views across the city of Bath
- Small and easy-to-keep city gardens
- No-thru Road position

The location

- Highly desirable neighborhood near Widcombe and Bear Flat shopping parades
- 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.





The Property: This well presented and welcoming 3 bedroomed family home is situated in a wonderful location in a quiet cul-de-sac, just off leafy Holloway and close to the centre of Bath.

Ground floor: The front door leads to a small vestibule area with part glazed door to the tiled hallway and stairs. To the left, we enter the dining room which is open to the living room. Both rooms have stripped wood floors, with double-glazed bay windows to the front and a single window to the rear. There is a pretty, tiled cast-iron fireplace in the living room, and alcove shelving in the dining room. Finally, an understairs cupboard has stairs down to a cellar space below the dining room.

The kitchen is fitted with a range of oak units, granite worktops and travertine floor tiles. The gas hob, electric oven and dishwasher are all integrated and there is space for a washing machine and fridge-freezer. From the kitchen a side door leads to the garden.

First floor: Here, there are two good-sized double bedrooms and a large bathroom. The attractive family bathroom has a separate shower cubicle, freestanding bath, WC and sink, and there is useful built-in shelving. Bedroom 1 to the front of the house is a large double with stripped wood floors, double glazed bay windows and large built in alcove cupboards, whilst bedroom 2 is a smaller, rear double with fantastic views over Bath.

Attic level: There is an excellent bedroom in the converted attic. The Velux windows and clever design gives great space, light and views and ample storage for clothes and possessions.

Outside: To the front, there is a small, paved garden area with low stone walling. The rear garden is split into two decked areas with views over Bath. The upper deck, accessed from the kitchen has steps down to a lower deck, with an under croft housing a useful storage shed.





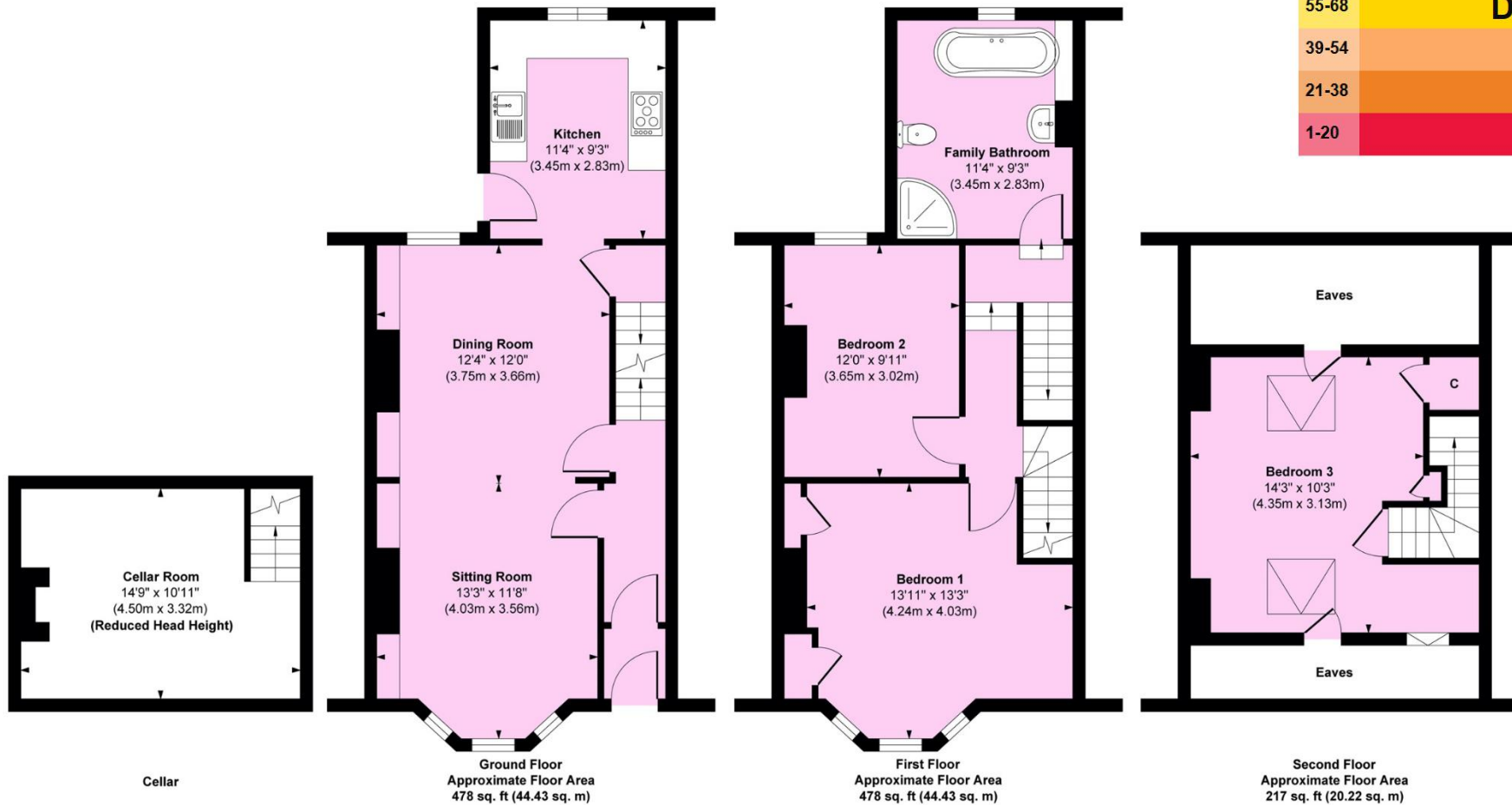
The Location: Magdalen Avenue is a sought-after, no-through road off leafy Holloway taking pride of place just below Bear Flat. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Co-op just minutes away.

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. At the bottom of Holloway, St Mark's Road leads to 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.

Property Tenure: The believe the property is leasehold with approx. 400 years remaining on the lease.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 1173 SQ. FT / 109.08 SQ. M (Excluding Cellar & Eaves)

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.



