

Wisdén
Homes



14, Milton Avenue, Bath. BA2 4QZ

Asking Price: £795,000



3 Bedrooms



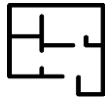
Bathroom and
downstairs cloakroom



Southerly facing gardens



Residents' Parking Zone



1257 Sq. ft. / 117 Sq. m.

The Property

- Beautiful Edwardian family home
- No onward chain
- Stylish, open-plan kitchen/dining room with Bosch appliances and bespoke cabinets
- A wealth of period features
- Offered in excellent condition

The Location

- Heart of desirable Poet's Corner
- Residents' Parking Zone
- Excellent proximity to Bear Flat Shops.
- Close to sought-after local schools such as Beechen Cliff and Hayesfield
- Walkable to the City of Bath with Bath Spa Station just 0.9 miles walk





The Property: This wonderful and stylish, classic Edwardian home enjoys pride of place at the heart of Poet's Corner. It is available with no onward chain and ready to move into and enjoy.

Ground Floor: The entrance vestibule (with attractive tessellated tiling and cornice) opens to the smart hallway where there is the bonus of an understairs WC.

The sitting room has a double-glazed splayed bay window, fitted alcove furniture and cast-iron fireplace. Alongside, an additional reception room has a further fireplace and alcove storage and is ideal as a snug or home-office.

To the rear of the house is a lovely, 24' kitchen/dining room, open as one and with wooden French doors to the garden. It comprises a selection of bespoke, modern, French Green cabinets with black granite worktops. The appliances, all by Bosch, include a 5-ring gas hob, fridge freezer, oven, and microwave, dishwasher and washing machine. There is underfloor heated limestone flooring, Vaillant GCH boiler and a rear dining area leading directly to the garden.

First Floor: Upstairs, the long landing, with recessed spotlights leads to 3 bedrooms and bathroom. Bedroom 1 is a large double spanning the width of the house and with additional splayed bay window and built-in triple wardrobes. Bedroom 2 is a double room to the centre of the house whilst the 3rd bedroom is a comfortable single with further wardrobe which doubles as a study desk.

The bathroom has travertine flooring and a white suite of panelled bath, hand basin and WC.





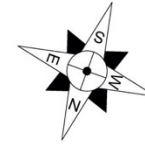
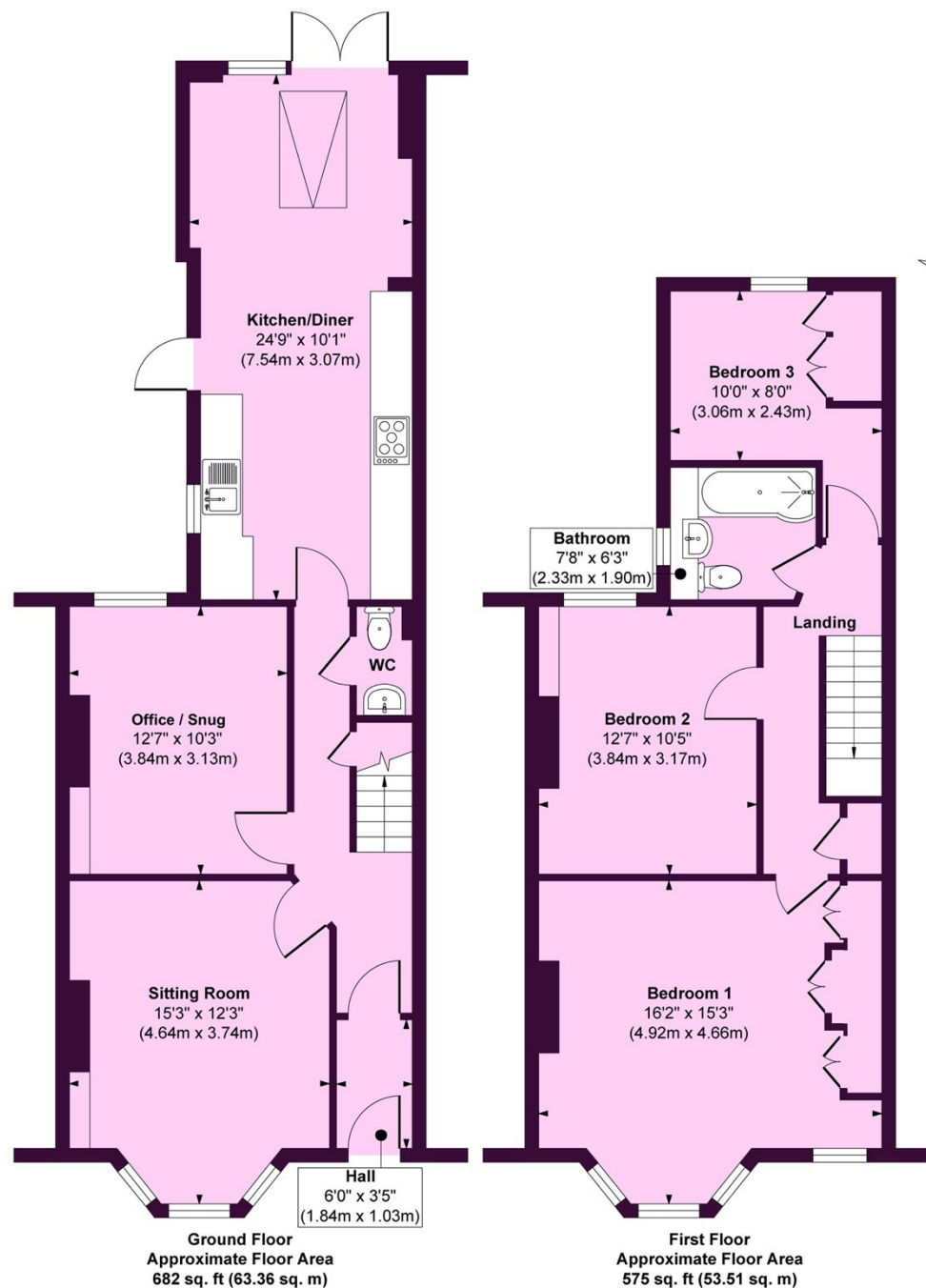
Outside: To the front, the garden is mainly shingled with low-stone walls and hedging and a path to the front door.

The rear garden enjoys a lovely Southerly aspect and begins with a decked seating area which flows from the kitchen and gently slopes up to lawn, with flower beds. There is a gated rear access to the vehicular lane behind

The Location: Milton Avenue takes pride of place in sought-after Poet's Corner. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Metro 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 3rd left onto Milton Avenue. The property is found just above midway on your right.





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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Floor Area 1257 sq. ft / 116.87 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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