



24, Shelley Road, Bath. BA2 4RJ

Guide Price: £875,000



5 Bedrooms



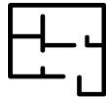
Bathroom, and shower room



Southerly facing gardens



Resident's parking zone



1824 Sq. ft. / 169 Sq. m.

The Property

- Rarely available, large Edwardian family property
- Extremely desirable, Poets Corner no-through road.
- 5 bedrooms and 3 storeys of accommodation
- Ready to modernize
- Southerly facing gardens and lovely views

The Location

- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill stroll to the city of Bath
- A short stroll 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
- Residents' Parking Zone





The Property: This absolutely charming Edwardian family home is full of period character such as stained glass, ornate plasterwork and sash windows. It offers excellent space over 3 storeys in the heart of Poet's Corner, Bear Flat.

Ground Floor: The main entrance door opens via the vestibule to the hallway and on to the principal reception rooms. The large sitting room has a wonderful cast-iron fireplace with high wooden mantle, as well as plaster cornice and sash windows. Alongside, an additional reception room offers useful space for hobbies or study and there is the benefit of a separate utility room with plumbing for a washing machine, modern Worcester GCH boiler and door to the garden.

To the rear, the kitchen/dining room is a generous and charming space with an AGA and bespoke wooden kitchen units. There is space for a dining table and a rear bay window with French doors opening to the southerly facing garden often bathing the room in sunlight.

First Floor: Upstairs, the long landing opens to 3 bedrooms, bathroom and shower room. Bedroom 1 is a generous double with 4 sash bay windows affording lovely views, and a door to the delightful front balcony. Bedroom 2 is a good-sized rear double room and bedroom 3, another double room to the centre of the house.

The bathroom comprises a white suite of panelled bath, WC and handbasin, whilst the shower room, adjacent is fitted with a shower cubicle, basin and additional WC.

Second Floor: Upstairs again, the upper landing accesses 2 further double bedrooms each with dormer windows, and large eaves storage cupboards



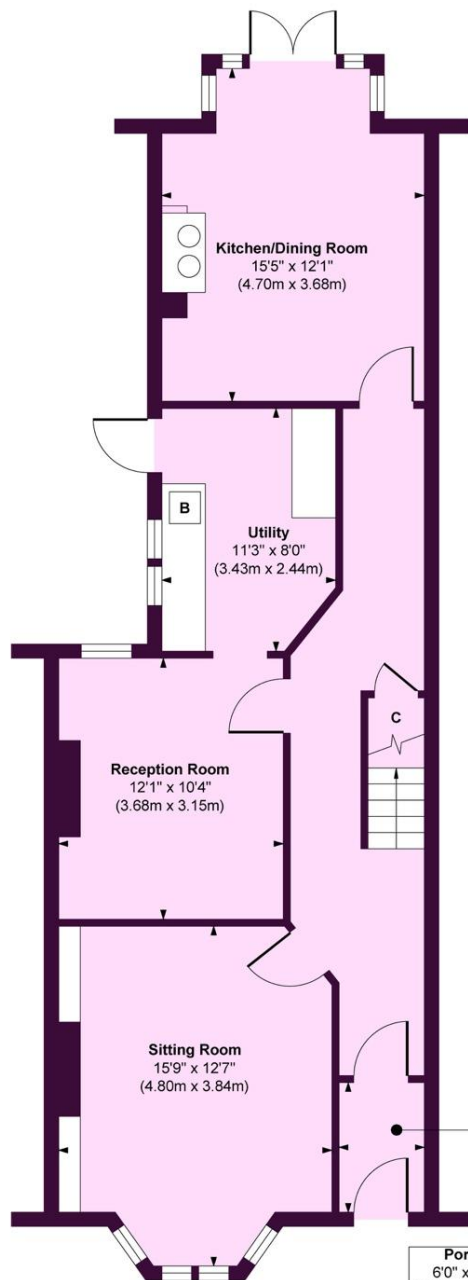


Outside: The front garden has flowerbeds bounded by low stone walls and railings. To the rear, the garden enjoys a lovely Southerly facing aspect and begins with a patio seating area level from the kitchen, with steps up to a lawn surrounded by shrubs and small trees. There is a gated access to the rear lane.

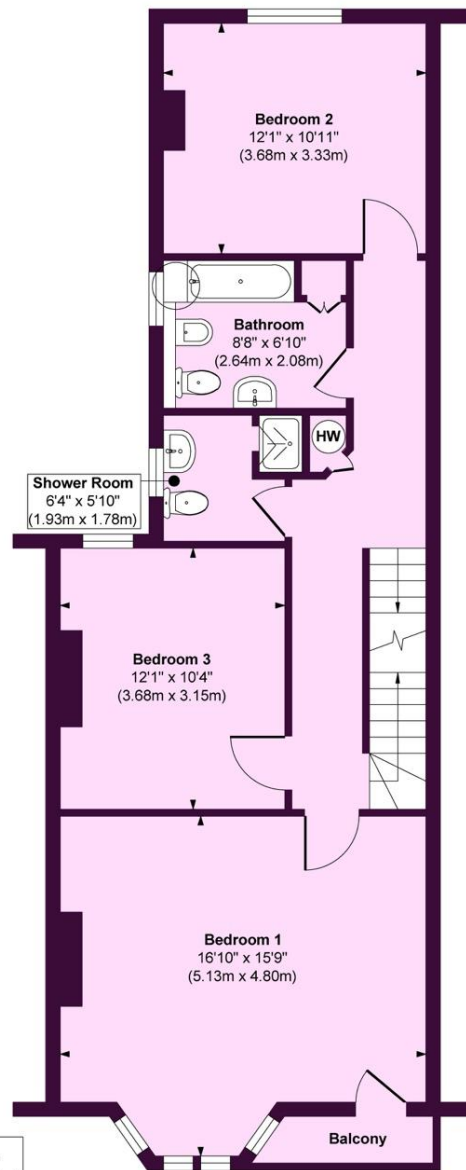
The Location: Shelley Road takes pride of place in Poet's Corner. It is one of the most elevated and sought-after roads in the neighbourhood. Bear Flat features 20 or so thriving shops, cafes and restaurants on your doorstep with a very handy Co-op and Tesco Metro minutes away. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Moorlands, St John's 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 an absolutely delightful 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 into Byron Road and then right into Shelley Road where number 24 is situated mid-way up on the right.

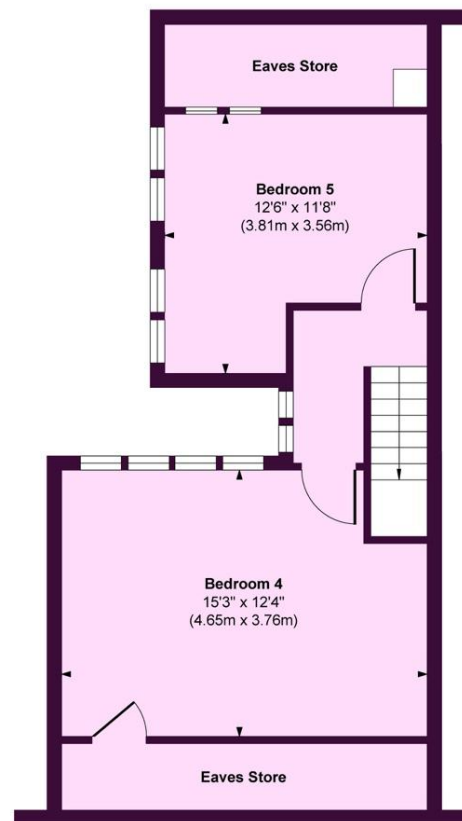




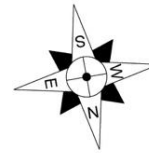
Ground Floor
Approximate Floor Area
761 sq. ft (70.69 sq. m)



First Floor
Approximate Floor Area
740 sq. ft (68.74 sq. m)



Second Floor
Approximate Floor Area
323 sq. ft (30.00 sq. m)



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		
39-54	E	53 E	
21-38	F		
1-20	G		

Approx. Gross Internal Floor Area 1824 sq. ft / 169.43 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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