



12, Excelsior Street, Bath. BA2 4JB

Asking Price: £359,950



2 bedrooms



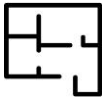
Stylish bathroom



Attractive, level gardens



Resident's parking zone



549 Sq. ft. / 51 Sq. m.

The Property

- Fully refurbished period cottage including replacement windows, and modernized electrics, bathroom, kitchen, garden & decoration
- 2 bedrooms and upstairs bathroom
- Improved attic area forming a small loft room with drop down ladder
- Immaculate and spacious, level gardens
- Good-sized kitchen/dining room
- Resident's Parking Zone

The Location

- Level walk to the city of Bath
- Next to hugely sought-after Widcombe Infants and Junior School
- Easy access to shops, pubs and restaurants of Widcombe Parade
- Lovely canal, river and scenic walks nearby
- Better Leisure Centre just minutes away
- Bath Spa train station - 0.3 miles walk.





Description: Beautifully refurbished and immaculately presented, mid-terrace cottage in sought-after Widcombe, with good-sized gardens, which is ready to move into and enjoy. The property benefits from recent rewiring, replacement windows and doors and a refitted bathroom, radiators and LED ceiling spotlights.

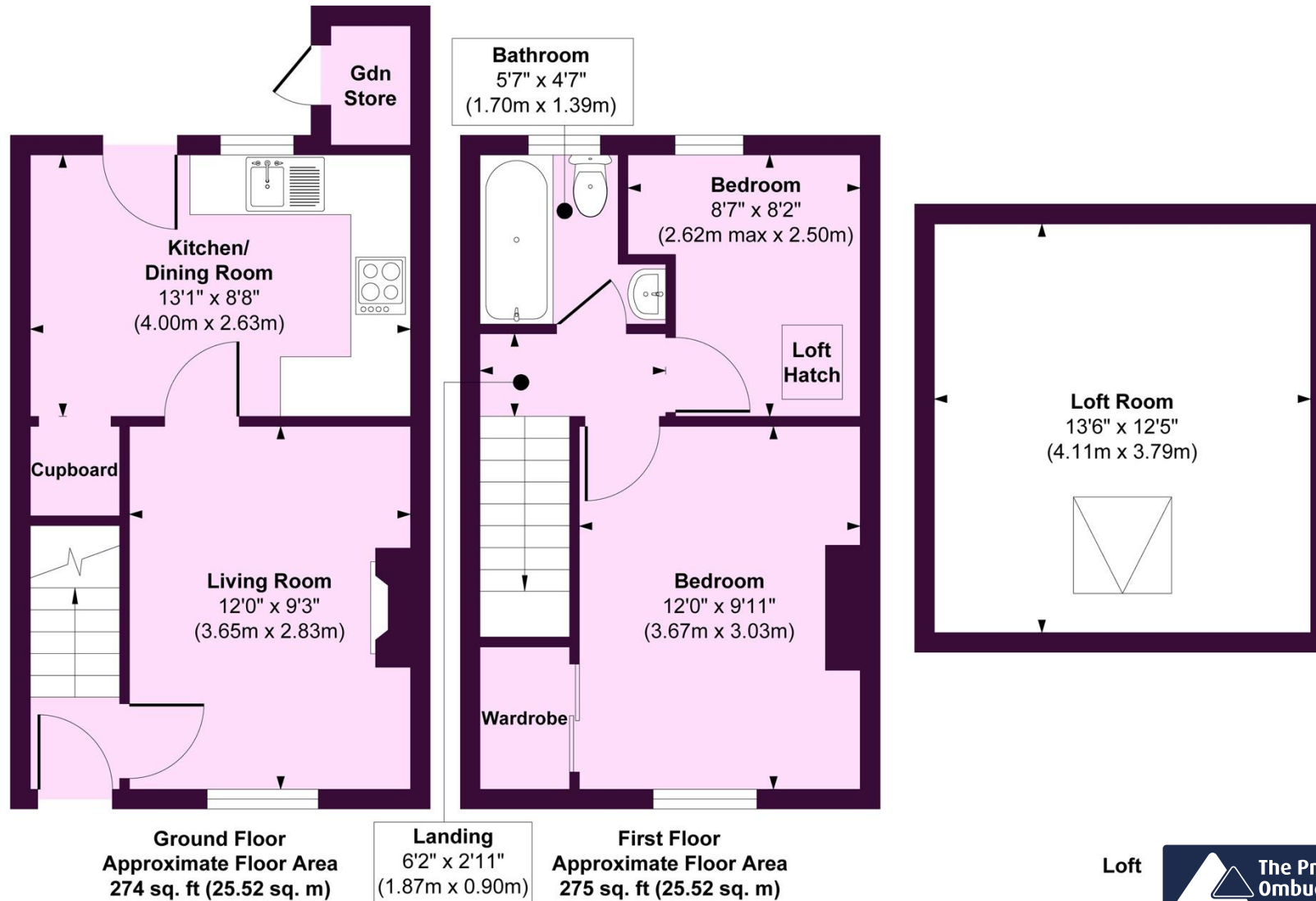
Ground Floor: The property begins with a small entrance hall area leading to the sitting room which is fitted with LVP flooring, alcove storage and uPVC double-glazed sash window. The kitchen/dining room is stylishly fitted with a selection of off-white shaker-style units with roll-edge worktops. There is an integral gas hob, electric oven and slimline dishwasher as well as space to dine, understairs cupboard and door to the rear garden.

First Floor: Upstairs, there are 2 bedrooms and bathroom. Bedroom 1 is a generous and bright front double room with a built-in wardrobe whilst bedroom 2 is a rear single overlooking the garden and ideal as a study. From here, there is hatched loft access with a drop-down ladder to a small attic space with reduced head-height, boarding and carpeting as well as a Velux window.

The super-smart bathroom is recently installed with a crisp white suite of panelled bath (with mixer shower over), hand basin and WC.



Outside: The lovely rear garden is over 30 feet in length and level. It has been landscaped by the current owner with attractive patio seating and a herringbone brick pathway to the rear gate. There is a recently laid patch of smart astroturf and tidy boundary fencing which at the rear offers a gate to the rear lane, attractive trellis and additional railings. There is a very well-kept wooden pergola at the rear of the garden making an attractive feature for seating and relaxation. Finally, a small brick garden shed is a valuable store area and is fitted with power supply.



APPROX. GROSS INTERNAL FLOOR AREA 549 SQ. FT / 51.04 SQ. M (Excluding Loft)

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.

Directions: From the Churchill Bridge Roundabout travel on the A36 heading East and take the second left onto Broadway. Turn left and then right into Excelsior Street where the property can be found on the right.

Loft

