

Wisdén  
Homes



62 Holloway, Bath. BA2 4PU

Asking Price: £435,000





3 bedrooms



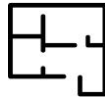
Upstairs bathroom



South-facing gardens



Off-street parking space  
and resident's permit  
parking



781 Sq. ft. / 73 Sq. m.

### The Property

- Beautifully presented and stylish modern townhouse.
- End-terrace position
- Southerly facing gardens
- Tucked away side-garden area with garden office

### The Location

- Lovely no-through road position
- 0.5-mile stroll to the City of Bath and train station
- Between highly desirable Widcombe and Bear Flat, with excellent access to shops and cafes.
- Close to sought after schools such as Widcombe Primary and Beechen Cliff and Hayesfield Secondaries
- Next to Beechen Cliff woods and the wildlife haven of Lyncombe Fields







**Description:** This gorgeous 3-bedroom property is stylishly and immaculately presented with pretty gardens, off-street parking space and an enviable location just minutes from the city of Bath.

**Ground Floor:** We begin with a small vestibule which leads to the open-plan downstairs accommodation. The kitchen /breakfast area comprises a selection of hand-built cabinets with wooden work tops. There is plumbing for a washing machine and dishwasher and a built-in ceramic sink whilst recessed spotlighting and oak flooring give the ground floor a crisp, contemporary feel.

The sitting room is fitted with a multi-fuel burner and leads directly to the rear gardens.

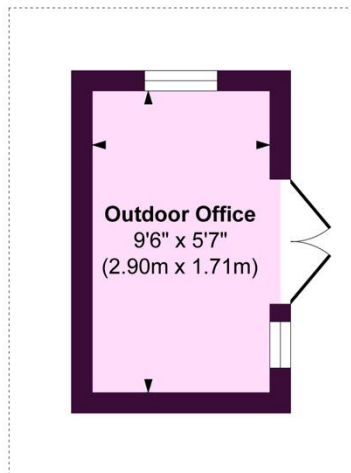
**First Floor:** An oak staircase leads to the first floor where there are 3 bedrooms and bathroom. Bedroom 1 is a front double room overlooking the cul-de-sac whilst bedrooms 2 and 3 are a small double and single room respectively looking over the attractive rear garden. The bathroom comprises a contemporary white suite with stylish tiling and there is a side window underfloor heating and chrome towel rail. From the landing, hatched loft access opens to the boarded loft which has a light and provides valuable storage space.



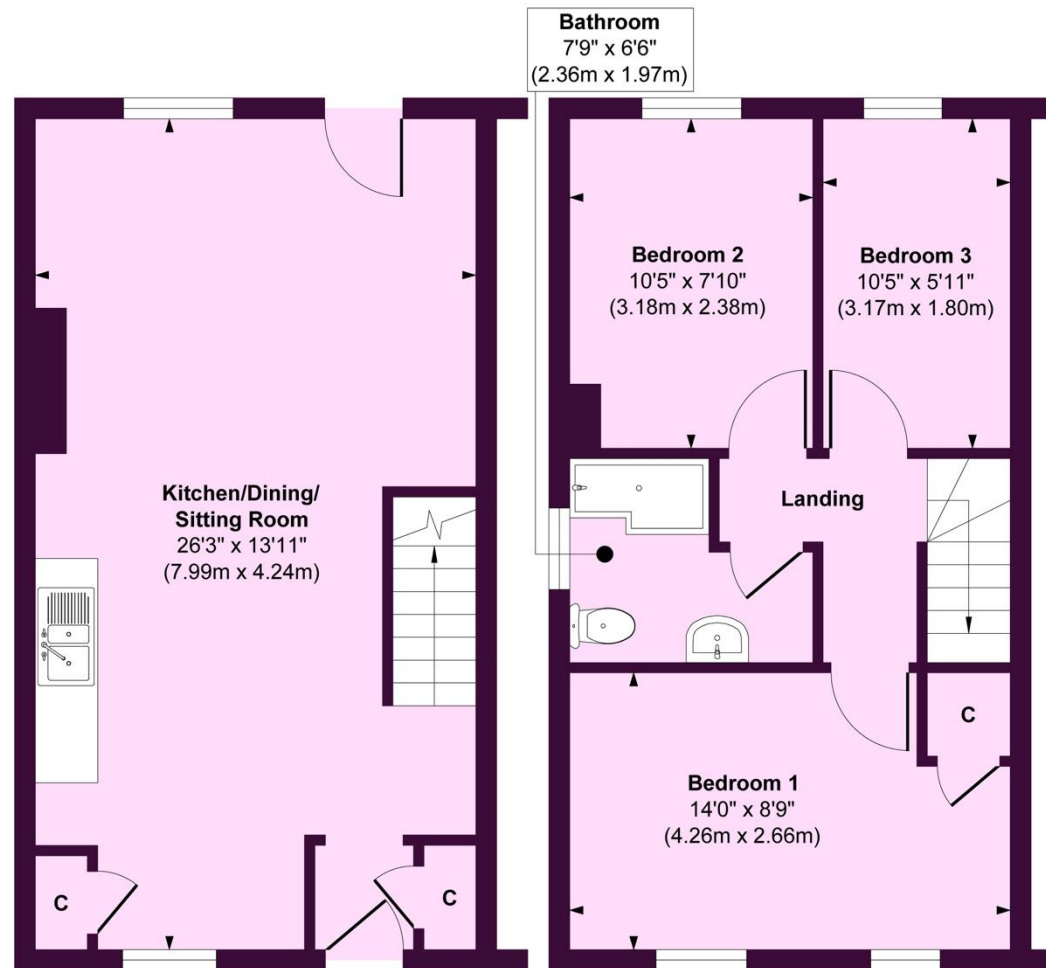
**Outside:** There are lovely, well stocked gardens beginning with a southerly facing rear garden. Here, there is decked seating, steps to an upper patio and a selection of shrubs. A 'secret' side garden area provides independent access to the front and features a most useful garden office room which is fitted with power and light as well as Cellotex insulation.

The front garden also offers attractive shrubs and has the huge bonus of a private parking space next to the house. Permit Parking is also available to owners.





**Approximate Floor Area**  
53 sq. ft (4.95 sq. m)



**Ground Floor**  
**Approximate Floor Area**  
364 sq. ft (33.87 sq. m)

**First Floor**  
**Approximate Floor Area**  
364 sq. ft (33.87 sq. m)

**APPROX. GROSS INTERNAL FLOOR AREA 781 SQ. FT / 72.69 SQ. M (Including garden office)**

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 A367 Churchill Bridge Roundabout take the A367 Wells Road uphill towards Bear Flat. Take the 3<sup>rd</sup> left turn into Hayes Place and then the left fork down Holloway. Turn 2<sup>nd</sup> left into the cul-de-sac and the property is on your left-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		