



12 Park Avenue, Bath. BA2 4QD

Asking Price: £575,000





3 double bedrooms and study.



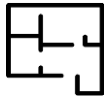
Bathroom and ensuite shower room.



Attractive, easy-keep gardens with city views.



Resident's parking zone.



1175 Sq. ft. / 109 Sq. m.

### The Property

- Beautiful period home in most sought-after, cul-de-sac location
- 3 storeys of accommodation
- Contemporary kitchen
- Lovely, city views
- Paved rear garden
- Open-plan reception rooms

### The Location

- Just off leafy Holloway
- 0.5 miles walk to Bath Spa Station and the City of Bath
- Close to Bear Flat shops
- Well situated for Widcombe, Moorlands, Beechen Cliff and Hayesfield schools.
- Resident's Parking Zone







**Description:** With attractive décor and contemporary style, this late-Victorian home is located extremely close to the city of Bath, Bath Spa train station and the gentle strolls to Bear Flat and Widcombe shopping parades.

With a quiet, cul-de-sac position just off Holloway, excellent permit parking and lovely views across the city, this home is ready to move in to and enjoy.

**Ground Floor:** The entrance vestibule and hallway lead to the welcoming, open-plan reception rooms. The sitting room has a splayed bay sash window and built-in book-casing as well as a period fireplace fitted with a stylish and cosy log-burner. In the dining room there are built-in alcove dressers and understairs cupboard, and plenty of space for a dining table.

The attractive kitchen comprises cream, shaker-style units with recently refurbished wood-block worktops and recessed spotlights. There is an integral dishwasher and large, 6-burner stove cooker and integral fridge and freezer included.

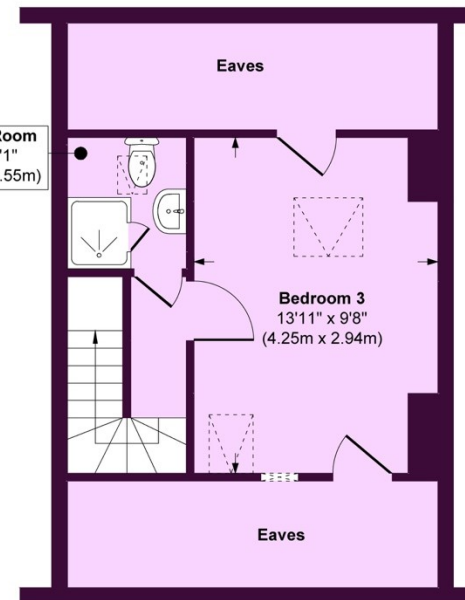
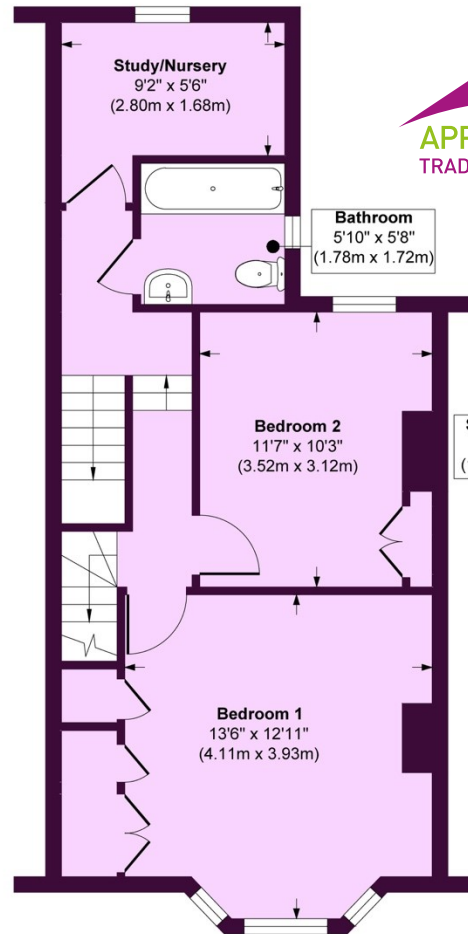
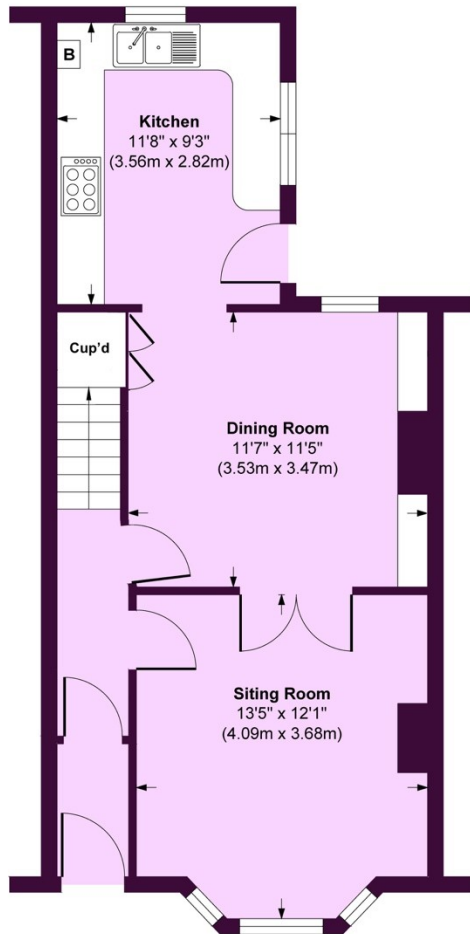
**First Floor:** Upstairs there are 2 bedrooms, study room and bathroom. Bedroom 1 is a large double with bay window and wardrobes, whilst bedroom 2 is another double room to the centre of the property overlooking the rear. The bathroom comprises a modern white suite, and finally there is a small study room (suitable as a nursery) with expansive outlook over the city.

**Second Floor:** Upstairs again leads to the lovely attic bedroom fitted with Velux windows as well as a shower room with additional WC and basin. This bright and airy bedroom offers spectacular views across the city and is ideal for guests.

**Outside:** There is a small front garden with Resident's Parking right outside the front door. The stylish rear garden is terraced in Indian sandstone with fenced boundaries and a gate to the rear pedestrian access lane. It is an ideal, small and attractive outdoor space for busy owners. From here there are further broad views across Bath and hills beyond.







**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 take the A367 in the direction of Bear Flat. Take the third main left turn onto Holloway and stay left as you go downhill. Turn first left into Magdalen Rd and left again into Park Avenue where the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

**APPROX. GROSS INTERNAL FLOOR AREA 1175 SQ. FT / 109.24 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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