



4, Widcombe Hill, Bath. BA2 6AD

Asking Price: £700,000



3 bedrooms



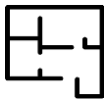
Sought-after location



Attractive, southerly gardens



Residents' Parking Zone 2



1107 Sq. ft. / 103 Sq. m.

The Property

- Charming Georgian property
- Grade II listed
- Light and airy accommodation
- Stylish kitchen/dining room
- Attractive south-westerly gardens

The Location

- Heart of Widcombe location
- Minutes from the Widcombe Parade and walks along the river and canal
- Easy access to town, Sydney Gardens and the University
- Bath Spa Train Station 0.5-mile walk
- Widcombe Primary Schools 0.4-mile walk
- Beechen Cliff School and Hayesfield School (on Upper Oldfield Park) – 0.9 and 1.1 mile walk respectively.
- Paragon School – 0.8-mile walk





Property Description: 4 Widcombe Hill is a charming Grade II listed property, full of character and in a wonderful location.

The property features a spacious, characterful sitting room with multi-fuel stove and a crisp, contemporary kitchen/dining room with integral appliances, recessed spotlights, and a glazed ceiling, above 2 bi-fold doors leading directly to the garden. To the rear is a handy larder cupboard.

Upstairs, there are 2 good-sized bedrooms either side of the landing and a well-presented bathroom. On the attic level is the main double bedroom, a spacious room with the bonus of an ensuite cloakroom.

The southerly rear gardens are delightful, with a patio seating area and lower lawn with fenced and walled boundaries and paper birch tree.

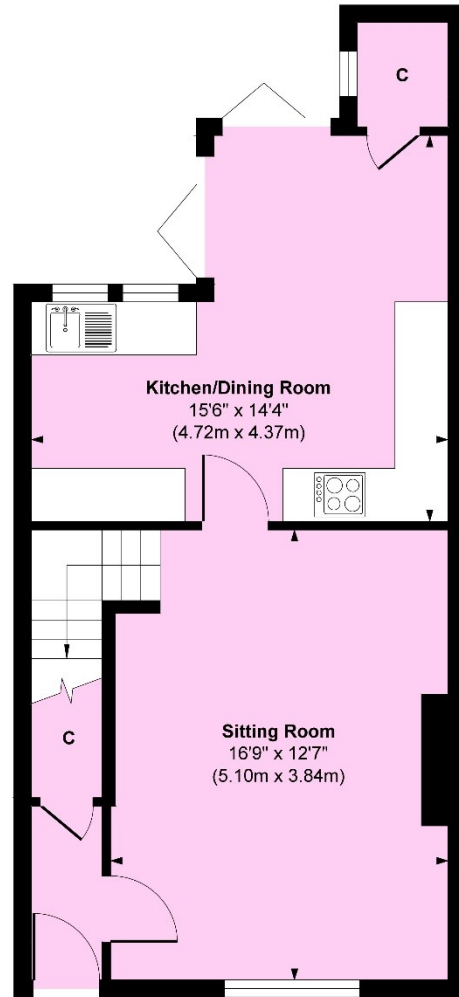
Location: Widcombe is an extremely well-loved 'village' just to the South of the City Centre with the City and Bath Spa train station just a short walk away.

Well-known Widcombe Parade has an excellent range of shops including a Co-op, coffee shops and pubs, vets, Widcombe surgery and pharmacy, and a dentist, florist and gift shop. Also well worth a visit is Prior Park Garden Centre and its Secret Garden Café.

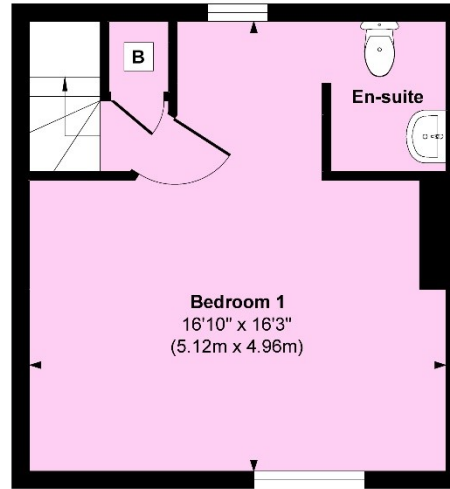
You will also find the good range of highly regarded local schooling, including Widcombe Juniors and Infants and the Paragon and Prior Park Independents.

Further up Widcombe Hill you can access the National Trust skyline walk, connecting Widcombe to Combe Down, with breath-taking views of the city. On Bear Flat nearby, Alexandra Park also affords beautiful views across city and countryside. There is also nearby access to local River Walks and the Kennett and Avon Canal.

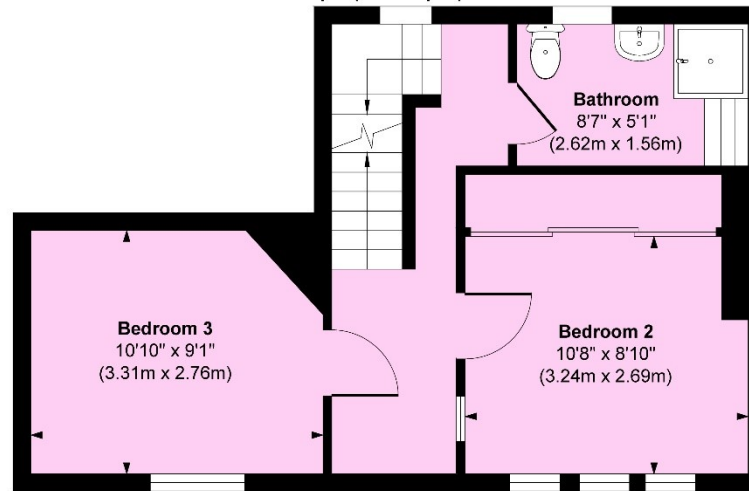




Ground Floor
Approximate Floor Area
458 sq. ft (42.58 sq. m)



Second Floor
Approximate Floor Area
273 sq. ft (25.39 sq. m)



First Floor
Approximate Floor Area
375 sq. ft (34.90 sq. m)

APPROX. GROSS INTERNAL FLOOR AREA 1107 SQ. FT / 102.90 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.

Produced by Elements Property

Disclaimer: The fixtures, fittings and appliances referred to have not been assessed 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 Widcombe Parade roundabout take Widcombe Hill (located between the Co-op and White Hart Inn) for 0.2 miles where the property can be found on the right hand side.

