



ASPIRE

— TO MOVE —



Lascelles Avenue, Bath, BA2

A beautifully presented contemporary four bedroom family home located in the Holburne Park development, Bath. The property is offered furnished and is available 5th July 2025.

Lascelles Avenue is part of Holburne Park and just a short stroll from the beautiful, vibrant city of Bath and everything it has to offer. A pathway leads down to the scenic Kennet and Avon Canal, where you will find Britain's most popular long-distance waterside cycle route, while the city centre is a short walk away. With close proximity to swathes of countryside and impressive parks, Bath Rugby Club, Bath Golf Club and the exceptional facilities at Bath University are just a few examples of the sports and leisure opportunities available here.

£3,650 PCM

Lascelles Avenue, Bath, BA2

- Four bedroom contemporary home
- 6-12 month contract
- Council tax band F
- Furnished
- Parking and garage
- Holding deposit: £842.00
- Available July 2025
- Holburne Park development

A beautifully presented contemporary four bedroom family home located in the Holburne Park development, Bath. The property is offered furnished and is available early July 2025.

Lascelles Avenue is part of Holburne Park and just a short stroll from the beautiful, vibrant city of Bath and everything it has to offer. A pathway leads down to the scenic Kennet and Avon Canal, where you will find Britain's most popular long-distance waterside cycle route, while the city centre is a short walk away. With close proximity to swathes of countryside and impressive parks, Bath Rugby Club, Bath Golf Club and the exceptional facilities at Bath University are just a few examples of the sports and leisure opportunities available here.

The ground floor accommodation features underfloor heating and consists of open plan kitchen/dining room, WC and has internal access from the hallway to the garage / utility room. The kitchen is from manufacturer Neptune and has a modern, minimalist look, fully equipped with Siemens appliances.

In keeping with traditional townhouse form, the drawing room is to the first floor. Offering a light and airy feel, the drawing room retains its homely warmth through the Georgian style fireplace. The principal bedroom features an en suite shower room and fully fitted dressing area.

The second floor offers a further three double bedrooms, family bathroom and en suite bathroom. Bedroom four is also suitable for a study - as the current owner has displayed.

The rear garden is accessed through the kitchen/diner. With French doors opening directly onto the garden, this secluded area is ideal for alfresco dining.

The garden features a combination of graveled and paved areas with high quality solid wooden fence surround, outside tap and power point.

The property is offered fully furnished and is available 5th July 2025. Pets considered at landlords discretion.

Council tax band F: £3,198.78



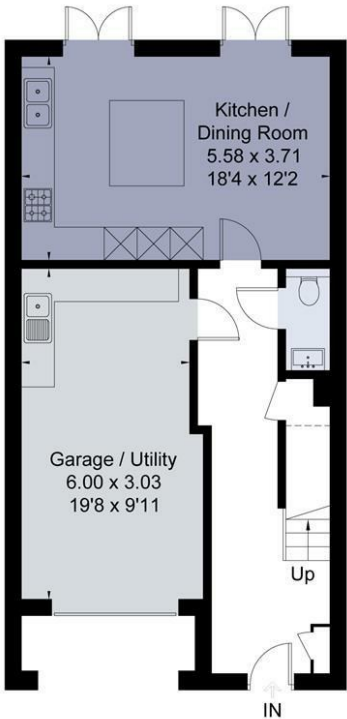


Floor Plan

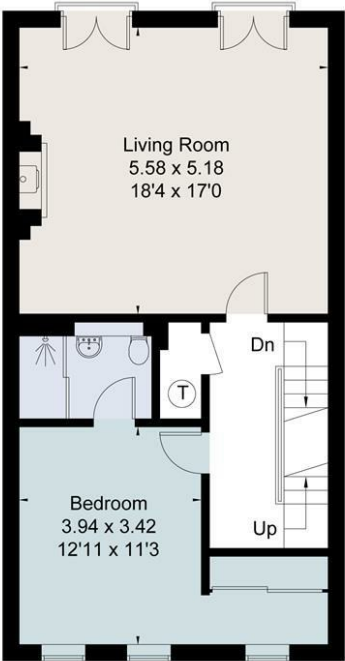
Approximate Area = 163.5 sq m / 1760 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
Garage / Utility = 19.1 sq m / 205 sq ft
Total = 182.6 sq m / 1965 sq ft
For identification only. Not to scale.
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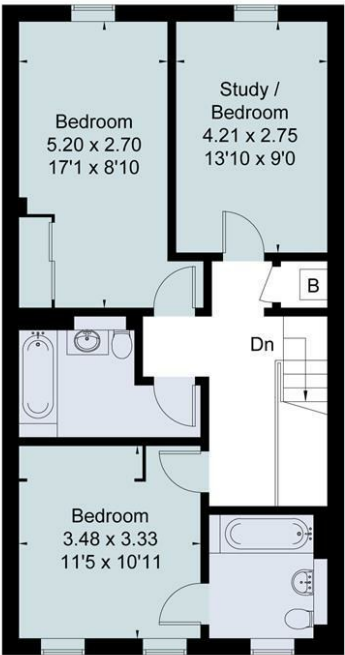
[] = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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