



Lark Place, Bath
£425,000





1 Lark Place

Bath, BA1 3BA

A Grade 2 Listed Georgian End Terraced Period Home Dating From Circa 1840, In Need Of Some Upgrading, Close To Royal Victoria Park, Walking Distance Of The Royal United Hospital & Local Shopping Amenities.

- Grade 2 Listed End Terrace
- Level Walk To Royal Victoria Park & City Centre
- Three Bedrooms
- Character Features
- In Need Of Some Updating
- Kitchen, Bathroom & Gas Heating
- Gardens Front & Rear
- Two Receptions
- No Onward Chain



The Property

A fantastic opportunity to acquire this spacious grade 2 listed Georgian end terraced period home dating from circa 1840. Accommodation comprises - generous open plan reception rooms, with sash windows in the sitting room, dining room, kitchen with door to outside, downstairs bathroom. On the first floor are three bedrooms (two of which have period fireplaces). The low-maintenance rear garden is walled and private with lawn. There is a raised gravelled garden to the front of the property and steps leading up from street level.

The Situation

The property is located within easy walking distance of The UNESCO World Heritage City of Bath and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world-famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include St Mary's and Outstanding-rated Weston All Saints primary school in Weston, Oldfield School in Newbridge and Kingswood and The Royal High Schools in Lansdown.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the nearby Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

Also close by is the Royal Victoria Park with its wide-open space. Other amenities nearby include the tennis courts at both Bath Tennis club and Excel facilities, shopping facilities in nearby Chelsea Road and the village of Weston.

Entrance Hall

Solid wood front door, stairs to first floor, under stair cupboard, picture rail.

Sitting Room

Sash window to the front, built-in welsh dresser.

Dining Room

Opening into the sitting room and door to kitchen.

Kitchen

Wood casement window to the rear, range of wall and base cupboards with laminate work tops over, inset single drainer sink with mixer tap, plumbing for washing machine, space for free standing cooker, space for appliances, wall mounted gas boiler, door to outside.

Bathroom

Wood casement window, panelled bath with tiled surround and shower over, wall mounted wash hand basin, low level WC, shaver point.

First Floor Landing

Access to loft space.

Bedroom One

Sash window to the front, built-in cupboard, cast iron fireplace with wood surround.

Bedroom Two

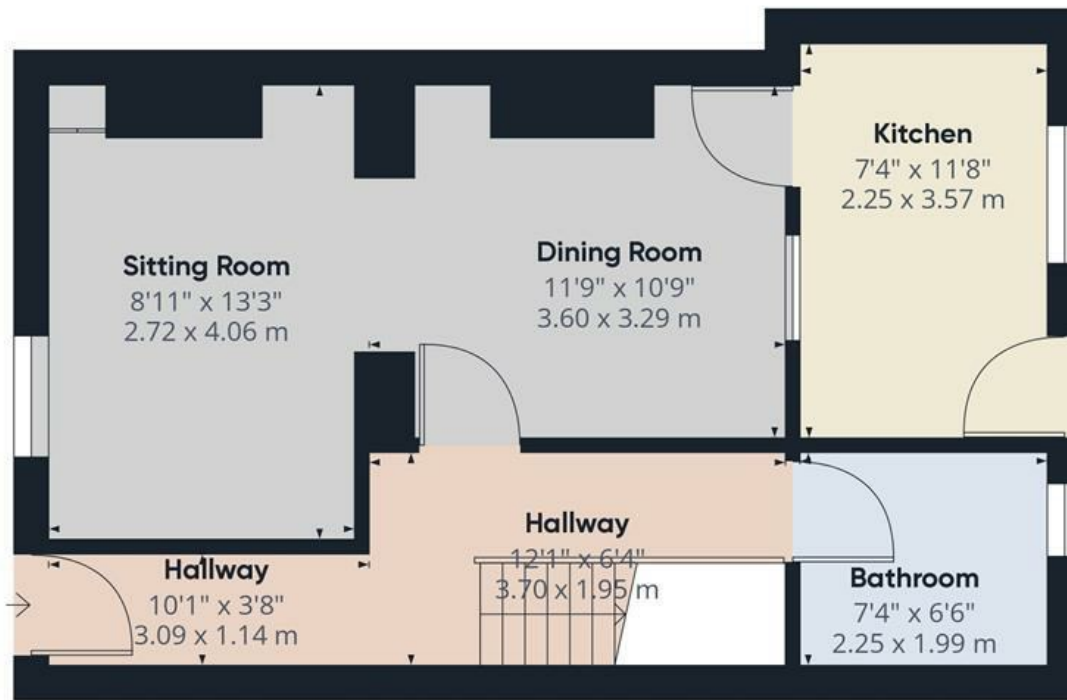
Sash window overlooking the garden, built-in cupboard, cast iron fireplace with wood surround, two built-in wardrobes.

Bedroom Three

Sash window to the front.







Floor 0

Approximate total area⁽¹⁾
834.77 ft²
77.55 m²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Miscellaneous items

EPC: Exempt

Council Tax: C

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 01225 421000

E: bath@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 6 Wellsway, Bath, BA2 3AQ

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