



Garden Maisonette, New King Street, Bath, BA1 2BL

welcome to

Garden Maisonette New King Street, Bath

A unique opportunity to acquire this spacious three bedroom Georgian Grade II listed garden maisonette located close to Queens Square and neighbouring the Herschel Museum. The lower ground floor offers lounge opening to a fully fitted kitchen and conservatory leading into the south facing garden. The three bedrooms and bathroom are located on the ground floor and retain many of the listed original features. The home further benefits from occupying two floors with generous space and a front facing courtyard with vaulted storage. An ideal home or investment!



Ground Floor

Communal Entry

Stairs down to front door.

Lower Ground Floor

Internal Hallways

Doors to lounge, kitchen, conservatory and front courtyard. Radiator.

Cloakroom

Wash hand basin with splash back. WC. Extractor fan.

Lounge

14' 1" x 14' (4.29m x 4.27m)

Sash window to rear. Fireplace with stone surround. Radiator. Door to conservatory.

Conservatory

19' 6" x 10' 6" (5.94m x 3.20m)

Double glazed windows to rear, double glazed patio doors leading to garden. Tiled flooring. Doors opening to hall & lounge.

Kitchen

13' 4" x 8' 8" (4.06m x 2.64m)

Sash window to front. Fitted kitchen with wall and base units and partly tiled splashbacks. Electric oven and hob. Stainless steel sink and drainer unit. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Central heating boiler. Radiator. Door to hallway. Door to walk in larder with shelving. Open to lounge.

Ground Floor

Bedroom One

13' 5" Max x 8' 8" Max (4.09m Max x 2.64m Max)

Sash window to front with original shutters. Built in wardrobe/storage space with shelves. Picture and dado rails. Ceiling cornice work. Radiator.

Bedroom Two

14' 3" x 6' 9" (4.34m x 2.06m)

Sash window to rear with original shutters. Two built in original wardrobes. Picture and dado rails. Panelled work. Ceiling cornice work. Radiator.

Bedroom Three

10' 6" Max x 8' (3.20m Max x 2.44m)

Two windows to rear with original shutters. Picture and dado rails. Panelled work. Ceiling cornice work. Radiator.

Bathroom

Bath and shower. Wash hand basin. WC. Partly tiled walls. Extractor fan. Radiator.

Outside

Front Courtyard

Courtyard with two vaults for storage. Garden tap.

Rear Garden

Walled south facing garden with a paved and lawn area. Mature shrub borders.



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welcome to

Garden Maisonette, New King Street, Bath

- Grade II Listed
- Period Maisonette
- Three Bedrooms
- Large Garden
- NO CHAIN

Tenure: Leasehold EPC Rating: D

offers in excess of

£390,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
BAT107295 - 0007

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