



Clarence Street, Bath, BA1 5NS

welcome to

Clarence Street, Bath

This three bedroom bay-fronted Victorian terraced home offers a wealth of accommodation arranged over three floors. The property has been subject to sympathetic refurbishment and extension and now provides well balanced accommodation, as well as fantastic elevated views and a delightful rear garden.





Entrance Hall

Cloakroom

3' 10" x 2' 4" (1.17m x 0.71m)

Living Room

10' 11" x 13' 9" Into bay (3.33m x 4.19m
Into bay)

Dining Room

11' 8" x 12' 4" (3.56m x 3.76m)

Kitchen

10' 5" x 8' 1" (3.17m x 2.46m)

Utility Room

5' 7" x 10' 11" (1.70m x 3.33m)

Landing

Bedroom One

17' x 8' 1" (5.18m x 2.46m)

En Suite

3' 11" x 8' (1.19m x 2.44m)

Bedroom Two

13' 2" x 11' 6" (4.01m x 3.51m)

Bedroom Three

12' 5" x 9' 1" (3.78m x 2.77m)

Bathroom

10' 8" x 8' 2" (3.25m x 2.49m)

Outside

Undercroft

25' 3" Max x 12' 4" Max (7.70m Max x
3.76m Max)

Front Garden

Rear Garden

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Clarence Street, Bath

- Bay-fronted three bedroom terraced house
- Accommodation set over three floors
- Rear garden over two levels
- Stunning views over the world heritage city of Bath
- Proximity to city centre

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105117



Property Ref:
LAR105117 - 0008

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