



**Avonvale Place, Batheaston, Bath, BA1 7RF**



**welcome to**

**Avonvale Place, Batheaston, Bath**

Located in a no through road in Batheaston, this two bedroom Grade II Listed cottage has all the charm and period features you would expect, with local amenities nearby and good access to the M4 and into city centre.

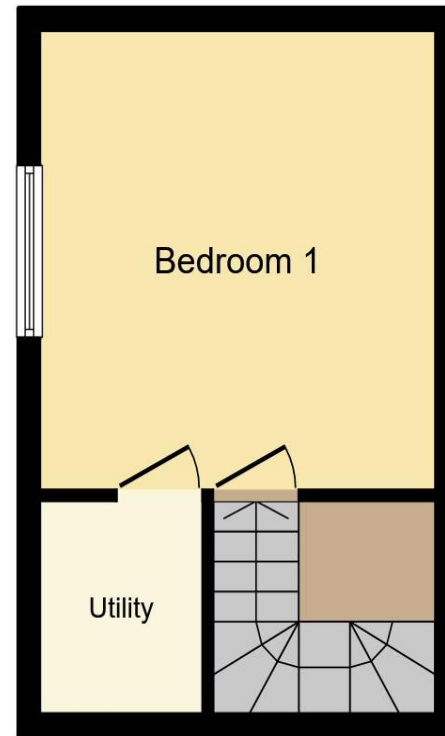




**Ground Floor**



**First Floor**



**Second Floor**

**Living Room/ Kitchen**

18' 8" Max into alcove x 12' 8" ( 5.69m  
Max into alcove x 3.86m )

**Utility Room**

4' 1" x 5' 7" ( 1.24m x 1.70m )

**Bedroom One**

13' x 12' 6" Top of sloping wall ( 3.96m x  
3.81m Top of sloping wall )

**Bedroom Two**

10' 5" Into alcove x 12' 3" ( 3.17m Into  
alcove x 3.73m )

**Bathroom**

8' 9" Max x 8' 2" Max ( 2.67m Max x 2.49m  
Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Avonvale Place, Batheaston, Bath

- Charming Grade II Listed Cottage
- Exposed beams & Stone fireplace
- Two bedrooms
- Close to amenities
- Good bus route into city centre

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105245](https://www.allenandharris.co.uk/Property/LAR105245)



Property Ref:  
LAR105245 - 0005

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