



Clarence Street, Bath BA1 5NS

welcome to

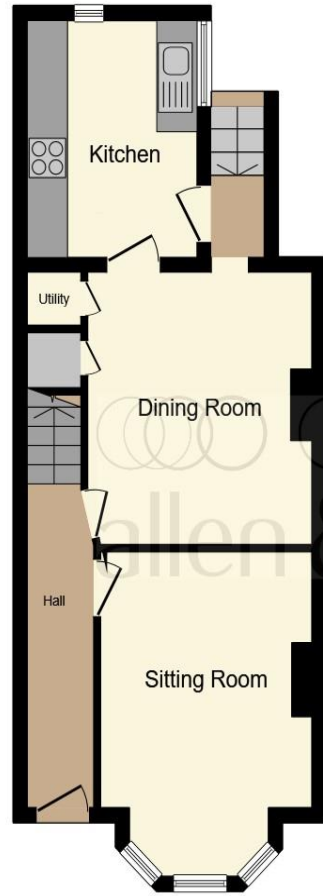
Clarence Street, Bath

An extensive end of terrace Victorian family home in the Camden area of Bath. The property retains a traditional Victorian style and in addition offers the full lower ground floor for use as either additional family space, two office rooms, annex for an extended family or for rental income.





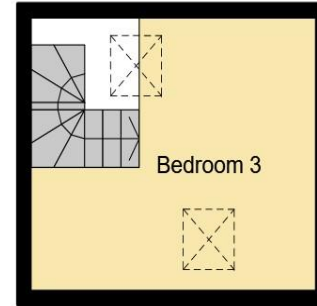
Basement



Ground Floor



First Floor



Second Floor

Living Room
10' 11" x 11' 8" (3.33m x 3.56m)

Dining Room
11' 8" x 12' 5" (3.56m x 3.78m)

Kitchen
8' 3" x 10' 6" (2.51m x 3.20m)

Basement

Office/ Study
13' 7" x 10' 4" (4.14m x 3.15m)

Bedroom Four
7' 6" x 11' 11" (2.29m x 3.63m)

First Floor

Bedroom One
14' 5" x 11' 7" (4.39m x 3.53m)

Bedroom Two
8' 5" x 12' 5" (2.57m x 3.78m)

Bathroom

Second Floor

Bedroom Three
14' 2" x 12' 4" (4.32m x 3.76m)

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

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Clarence Street, Bath

- A three Bedroom Victorian home, with an additional two good sized rooms on the lower-ground level
- The original Victorian features have been retained and the property offers any new Owner the opportunity to make sympathetic updates and put their own stamp on the property
- Accommodation is flexible to meet the needs of all sized family units
- Rear garden with delightful views
- Located in the Camden area, a desirable area within walking distance of the City Centre

offers in excess of

£600,000

Tenure: Freehold EPC Rating: E



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105198



Property Ref:
LAR105198 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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