



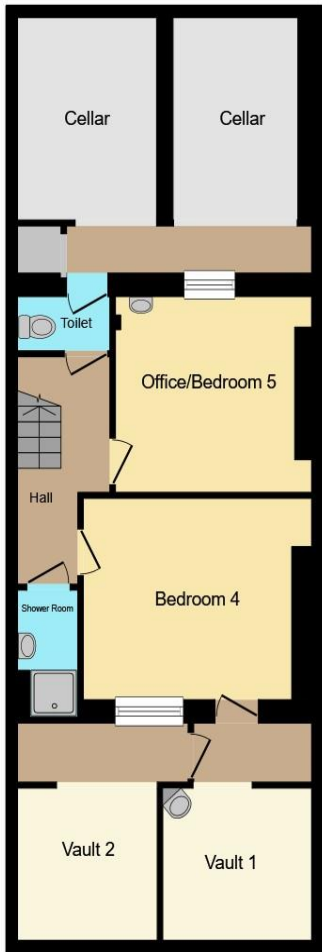
Victoria Place, Larkhall, Bath, BA1 6RW

welcome to

Victoria Place, Larkhall, Bath

Allen & Harris are proud to offer this Grade II listed late 1830's Georgian Townhouse. Set in Larkhall Village, rapidly becoming one of Bath's favourite places to live.

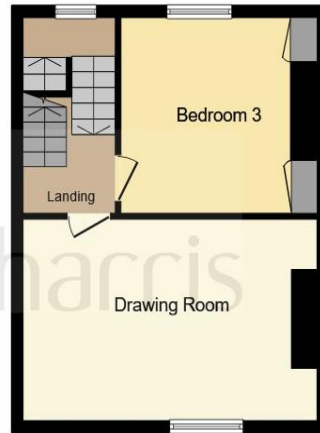




Lower Ground Floor



Ground Floor



First Floor



Second Floor

Entrance Porch

Hallway

Dining Room

11' 6" x 14' 9" Into alcove (3.51m x 4.50m
Into alcove)

Kitchen Diner

Kitchen Area

10' 11" x 6' (3.33m x 1.83m)

Dining Area

18' 2" x 11' 1" (5.54m x 3.38m)

Cloakroom

Porch To Courtyard Garden

Enclosed Courtyard Garden

Lower Ground Floor

Bedroom Two

14' 9" Into alcove x 10' 7" (4.50m Into
alcove x 3.23m)

Shower Room

Study Room

10' 7" x 12' 6" Into alcove (3.23m x 3.81m
Into alcove)

Cloakroom

Two Vaults To Front

Two Cellars To Rear

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

welcome to

Victoria Place, Larkhall, Bath

- Grade II Listed Georgian Townhouse
- Beautiful Building Constructed in the late 1830's with original features
- Four/Five Bedrooms (Bedroom 5 Utilised As A Study)
- Living Room, Drawing Room & A Fitted Kitchen/Dining Room
- One Bathroom + WC, One shower + WC, Guest WC on ground floor

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£990,000



First Floor

Drawing Room/ Bedroom

19' Into alcove x 11' 6" (5.79m Into alcove x 3.51m)

Bedroom Three

11' 5" x 11' 1" (3.48m x 3.38m)

Second Floor

Bedroom Four

11' 4" x 11' 5" (3.45m x 3.48m)

Master Bedroom

11' 7" x 15' 8" To wardrobes (3.53m x 4.78m To wardrobes)

Bathroom



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105415



Property Ref:
LAR105415 - 0003

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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