



**Ground Floor Flat, Queenwood Avenue, Bath, BA1 6EU**



**welcome to**

**Ground Floor Flat, Queenwood Avenue, Bath**

Set away from the main flow of traffic around Camden and Fairfield Park and within of a row of Victorian terraced houses, a one bedroom ground floor garden flat available with no onward chain.



### Entrance Hall

Front door into communal hall, private door into living room.

### Living/ Dining Room

13' 11" Into bay x 10' 6" ( 4.24m Into bay x 3.20m )  
Front aspect bay window, with fitted blinds, cast iron fireplace with cabinet and shelving either side of chimney breast, ornate plasterwork to ceiling rose and cornice. Opening through to inner hallway, with understairs cupboard.

### Kitchen

8' 11" Max x 7' 10" Max ( 2.72m Max x 2.39m Max )  
L-Shaped, with units at two levels, worksurfaces, stainless steel sink unit, space for washing machine and fridge, built in electric oven and hob, doors to garden, radiator.

### Bathroom

Rear and side aspect window, bath with separate shower over, wc, wash hand basin, radiator, cupboard housing WORCESTER central heating boiler.

### Bedroom One

11' 7" Max x 9' 11" Max ( 3.53m Max x 3.02m Max )  
Rear aspect sash window with fitted blind, radiator.

### Outside Rear Garden

Approx 35' x 16', split level, laid to gravel with gate to rear pathway.



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.



**view this property online** [allenandharris.co.uk/Property/LAR105081](http://allenandharris.co.uk/Property/LAR105081)



welcome to

## Ground Floor Flat, Queenwood Avenue, Bath

- Appealing location close to Camden and Larkhall
- One bedroom ground floor flat
- Private garden
- Gas central heating
- Living room with period features

Tenure: Freehold EPC Rating: D

from

**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105081](https://allenandharris.co.uk/Property/LAR105081)



Property Ref:  
LAR105081 - 0009

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01225 482244**



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



**allenandharris.co.uk**