



CLARENCE ST

13

P Permit holders only

WentWorth
Estate Agents

13 Clarence Street, Bath, BA1 5NS

• Mid Terrace Period Property • Three Bedrooms • Living Room • Dining Room • Kitchen • Bathroom • Rear Garden • In Need of Modernisation • EPC Rating - D

Price guide £365,000

Location

Clarence Street is a stones throw away from Walcot Street and the Paragon. There are local amenities situated nearby, whilst the City Centre is a short walk from the property. The world heritage city of Bath affords a large variety of cultural amenities including, the Theatre Royal, Thermae Spa and Pump Rooms to name a few, as well as there being a vast range of shopping outlets, bars and excellent restaurants to enjoy. The home is conveniently located close to Kennet and Avon canal, offering fantastic countryside walks through to Bathampton with The George Inn positioned along the canal. The property is also ideally placed for access to the M4 motorway at junction 18 via London Road as well as there being a direct rail link to London Paddington from Bath Spa Railway Station.

Internal Description

On entering the property a hallway leads to all accommodation and stairs lead to the first floor. To left is a good sized living room with a large window to the front and fireplace lending character. The dining room can be found in the middle of the property and a large window looks over the garden. The kitchen is to the rear, leading to the bathroom. The views begin to reveal themselves through a large picture window with the sink unit directly underneath. A collection of wall and base units provide plenty of storage, a cooker with gas hob and plumbing for a washing machine. A cupboard houses the wall mounted Worcester boiler. A door then provides access to the garden with the bathroom to the left. Consisting of a shower over bath, WC and pedestal sink A glazed window looks to the rear.

On the first floor are two double bedrooms and a single, perfect for

a study or nursery. Both the master to the rear and bedroom two, to the front benefit from built in cupboards. A hatch on the landing provides loft access.

External Description

To the rear is a good sized garden, mainly laid to patio with a small lawn and garden shed. The main event is the views you get from this elevated position. A wonderful place for a morning coffee or dinner in the evening, the southerly views stretch all the way towards Bath Abbey and the hills beyond.

Agents Note

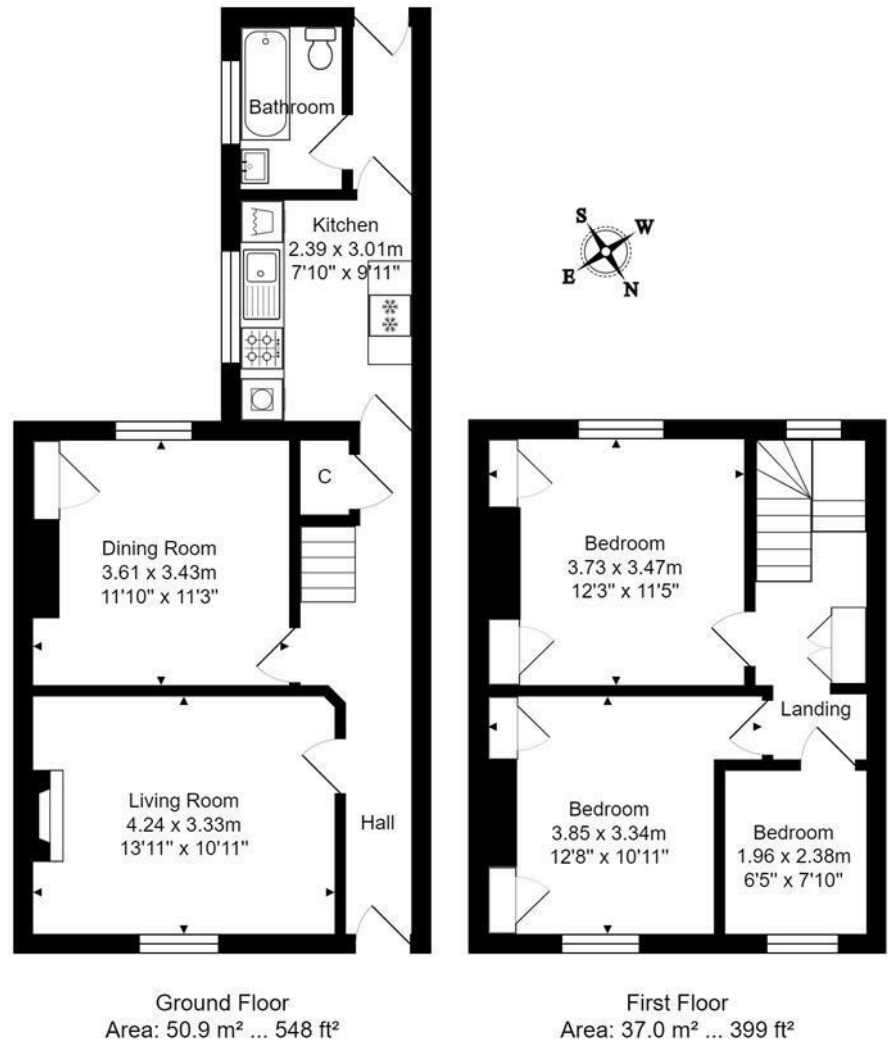
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Additional Information

Tenure - Freehold
Council Tax Band -TBC
Grade Two Listed
Epc Rating - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .





Total Area: 87.9 m² ... 946 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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