



WentWorth
Estate Agents



18 Crescent Gardens, Bath, BA1 2NA

- Period Mid-Terrace Family Home • No Onward Chain • Two Reception Rooms & Conservatory • Modern Kitchen • Three Bedroom • Family Bathroom • Front & Rear Gardens • EPC Rating - E

Offers in excess of £650,000

Location

The house is ideally located on Crescent Gardens a stones throw away from both Queens Square and Royal Victoria Park. The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx. 90 mins), which is a flat walk from the house. There is also a cycle path which forms part of the Kennet and Avon cycle route providing a great route to Bristol.

Internal Description

Entering into this superb property, you are greeted with an entrance porch which then leads you into the hallway. The elegant living room is both bright and spacious and boasts a feature fireplace. The dining room is again bright and of generous proportions and leads into the kitchen. Recently updated, the kitchen offers stylish wall and base units which are complemented by the tiled flooring and the worktops. A useful utility and pantry are located at the rear of the kitchen. From the kitchen there is a door leading into the sunny conservatory. To the first floor there are three bedrooms. The first has a useful corner shower cubicle and wash hand basin and overlooks the garden to the rear. Bedroom two is another double and benefits from plenty of natural light.. The third bedroom is a good sized single and could be utilised as a home office.

External Description

This attractive period property is accessed by way of a pathway and steps which lead to the front door. There is a garden to the front, mainly laid to lawn with herbaceous borders. To the rear you will find a sunny collection of patios , borders and steps leading to a rear access gate.

Agents Note

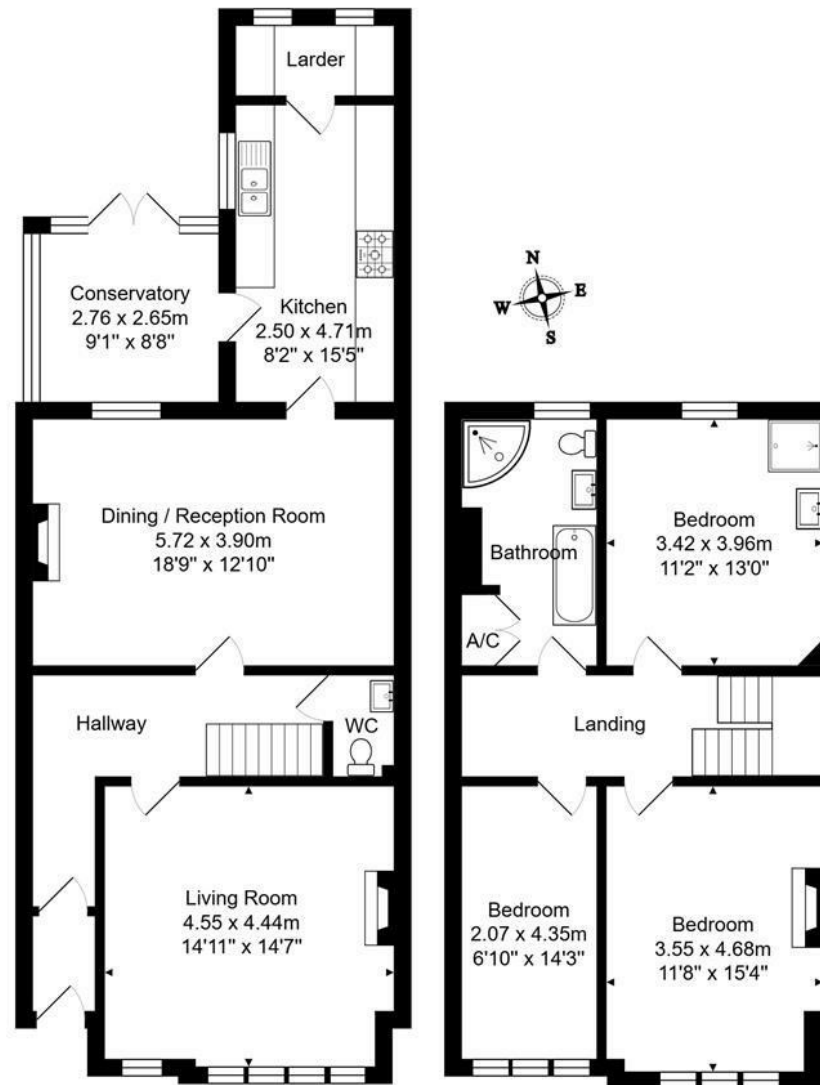
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

Council Tax Band - E

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



Ground Floor
Area: 82.0 m² ... 883 ft²

First Floor
Area: 58.3 m² ... 628 ft²

Total Area: 140.3 m² ... 1511 ft²

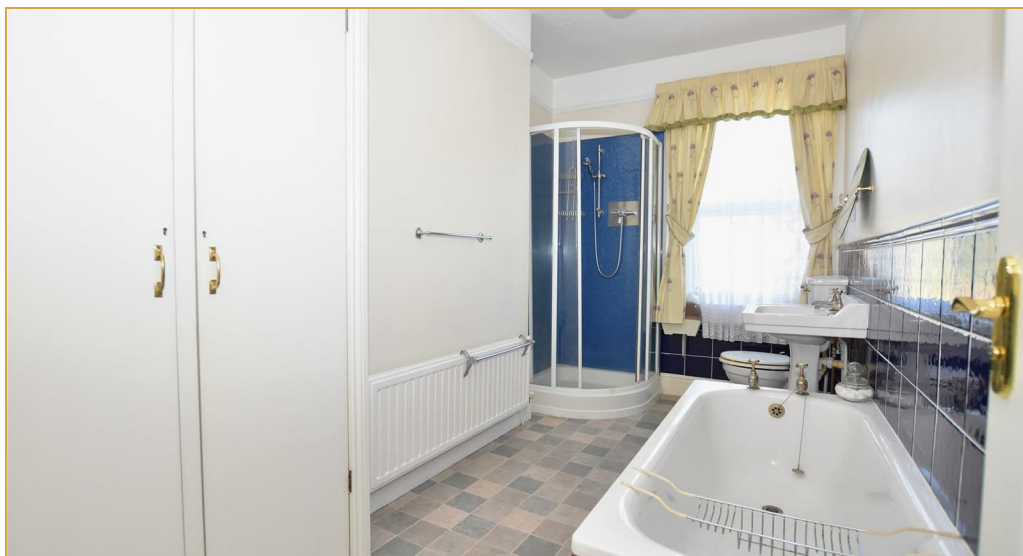
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

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
www.epcassessments.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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