



WentWorth
Estate Agents



9 Chatham Row, Bath, BA1 5BS

■ Georgian Townhouse ■ Period Features Throughout ■ Immaculately Presented ■ Two Reception Rooms ■ Kitchen ■ Converted Vaults ■ Four Bedrooms ■ One Bathroom & Two Shower Rooms ■ Mature Gardens & Private Parking Space ■ EPC Rating - E

Price guide £1,100,000

Location

This beautiful Georgian home is located a short stroll from Bath city centre. where you will find plenty of shopping, pubs, restaurants, museums, art galleries, and Bath Rugby Ground just minutes away. Bath is a UNESCO world heritage city, famous for its Roman Baths and Georgian architecture and surrounded by rolling Cotswold countryside. Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West. Nearby excellent schools include King Edwards, The Royal High School, Kingswood, The Paragon, Beechen Cliff and Hayesfield School.

Internal Description

Entering the property you are greeted with an elegant reception hallway with stairs leading to the lower and upper levels. The reception room on the ground floor benefits from wooden flooring, sash windows and a period fireplace with marble surround and hearth. The dining room, which could be utilised as a bedroom, offers plenty of light and also has a pretty fireplace. A shower room is an added benefit and is well comprised.

Take the stairs leading down to the lower ground level and you will find a further bedroom with a window overlooking the courtyard and an en-suite shower room. The kitchen which is both well proportioned and well appointed, offers wall and base units, with plenty of storage, a pantry cupboard and an Aga. There is a slimline dishwasher as well as a built in fridge and electric hob. From the kitchen you are led down to the vaults where you will find the useful utility area with a sink and plumbing for a washing machine. The second vault is also glazed to the rear and leads out into the mature, walled garden.

Taking the stairs up to the first floor there is a sitting room with sash windows to the front, a marble surround fireplace with a slate hearth. Also to the first floor there is a bedroom with views to the rear and a fireplace. On the second floor the principle suite is to be found, offering a warm and elegant retreat. Plenty of natural light floods in through the sash windows and again there is a period fireplace. The spacious en-suite boasts a roll top bath, shower cubicle, wash hand basin, w/c and has built in cupboards.

External Description

Externally to the rear there is a pretty courtyard with steps leading up to private parking, for one car. The private garden to the front is full of rustic charm and enjoys a patio area, raised beds and a gravelled area, all flanked by a walled surround.

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 - F

Grade II Listed

NB : The parking Space is to the rear of the property is on a separate title land reg number - ST319067

The Address to access the parking space is Gibbs Mews, Walcot Street, Bath.

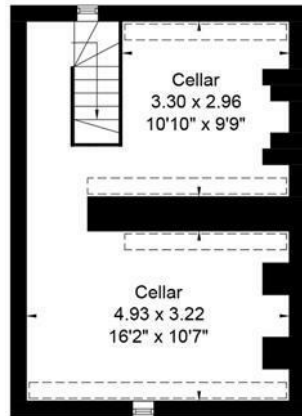
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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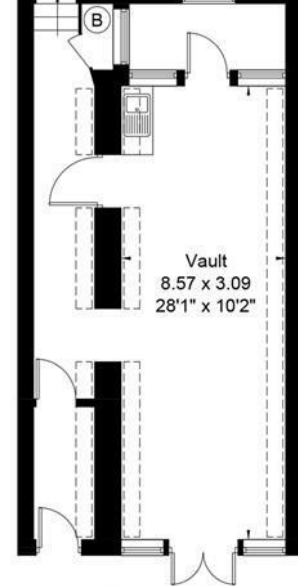
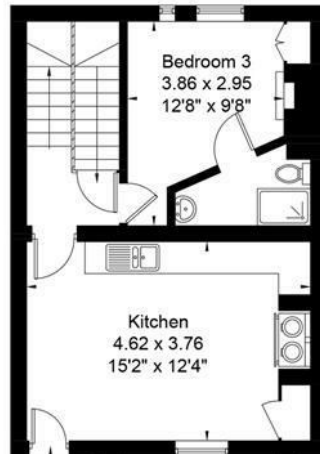
Approximate Gross Internal Area = 253.6 sq m / 2729 sq ft



= Reduced headroom below 1.5m / 5'0"

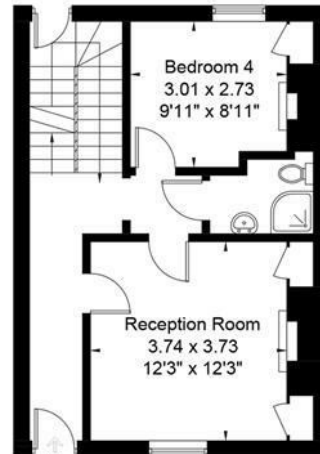


Cellar

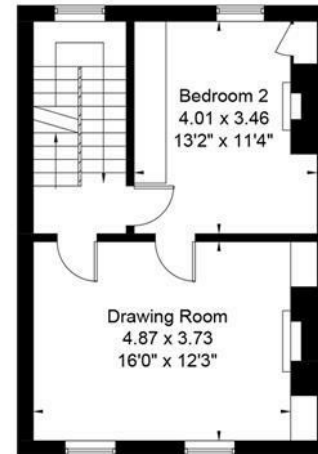


Lower Ground Floor

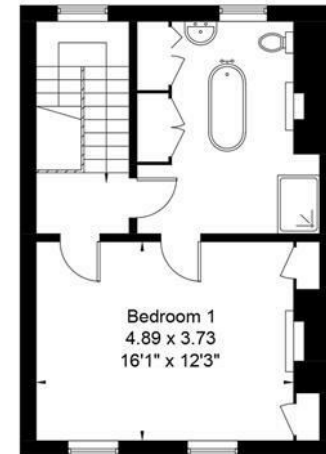
These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025



Ground Floor



First Floor



Second Floor

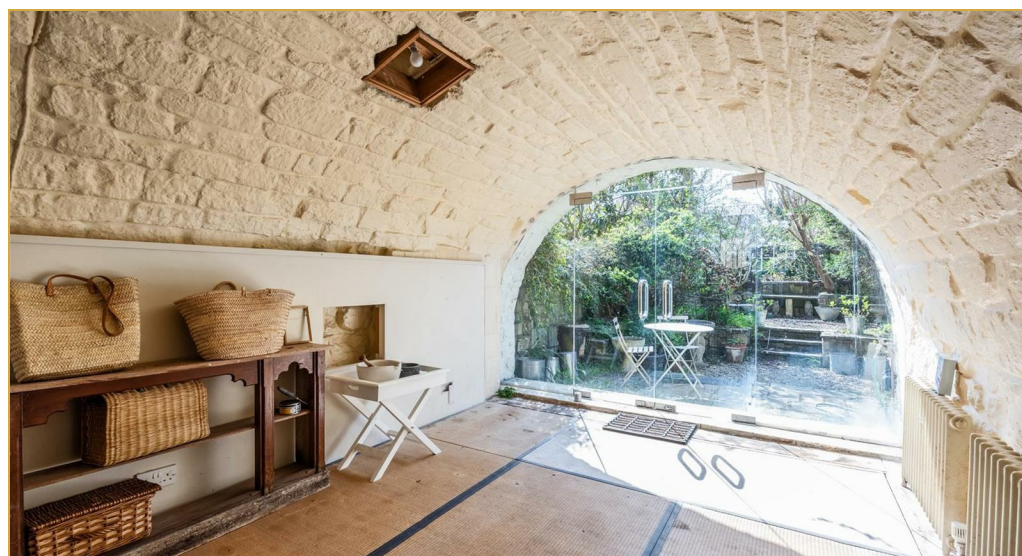
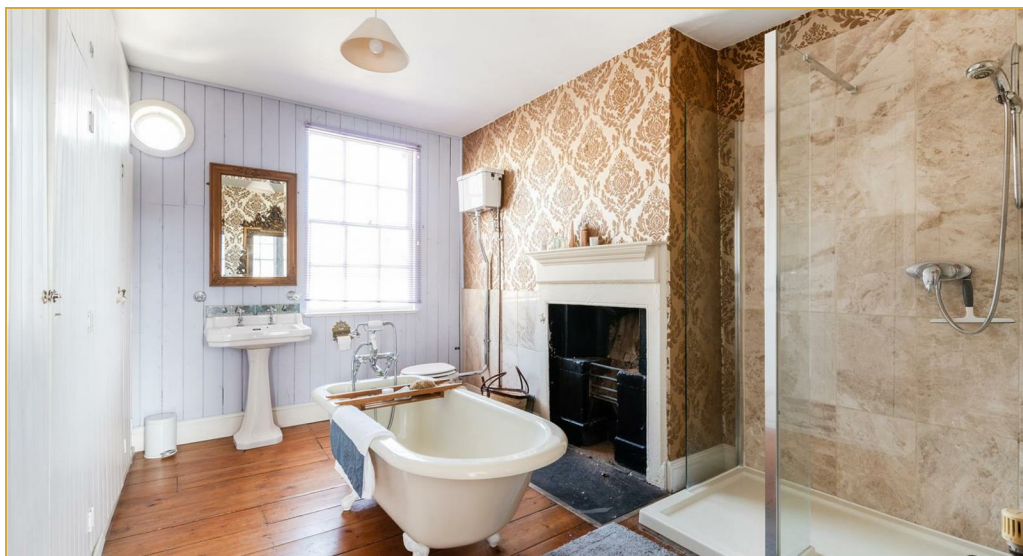
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

77

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EU Directive 2002/91/EC





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