



WentWorth
Estate Agents

8 Albert Terrace, Twerton, Bath, BA2 3RZ

- Mid-Terrace Period Home
- Open Plan Living Space
- Modern Kitchen
- Two Bedrooms
- Sleek Bathroom
- Enclosed Pretty Rear Garden
- EPC Rating - D

Price guide £320,000

Location

Albert Terrace can be found tucked away on a no through road off Burnham Road on the edge of the popular Oldfield Park area roughly a mile from the world heritage city of Bath. The house is also well placed for Oldfield Park Railway Station which offers a link to Bristol. Oldfield Park itself has a range of shops and amenities including a supermarket, cafe, bank and post office amongst others. Local schools include Oldfield Infant School, Oldfield Junior School and Hayesfield Girls School. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

Internal Descriptions

Entering the property you are greeted with an entrance porch with space for hanging coats. The living room is both warm and inviting , enjoying natural light. There is a period feature fireplace and an under stair storage cupboard. This is a wonderful open plan room offering space for both relaxing and entertaining. The inner lobby is filled with light by way of the skylight and leads to the kitchen and bathroom. The kitchen is both stylish and functional, having plenty of storage. The soft tones of the wall and base units are complemented by the worktops, tiling and flooring. A rear door leads into the garden. The bathroom comprises of a bath, with shower over, a wash hand basin vanity and w/c. The addition of the skylight creates a light and airy atmosphere. To the first floor there are two bedrooms, bedroom one boasting two built-in cupboards.

External Descriptions

To the front of the property there is mature hedging, whilst to the rear is a pretty courtyard garden. Benefiting from raised herbaceous beds, established climbers and shrubs.

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

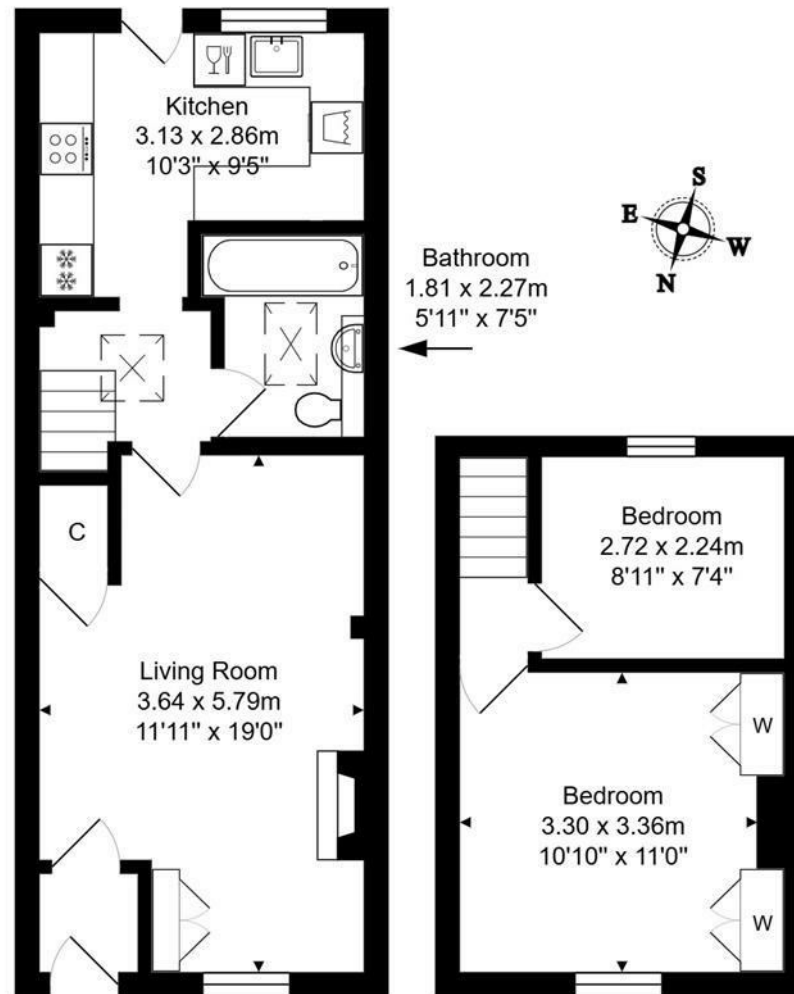
Tenure - FREEHOLD

Council Tax Band - B

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

Please note : The owner also privately rents a personal parking space to the front of the property for £70 per month from a private company along with having residents permit parking on Inverness Road.





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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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