



WentWorth
Estate Agents



4 Crescent Gardens, Bath, BA1 2NA

- Three bedroom, semi-detached family home.
- Spacious and flexible living accomodation.
- Two reception rooms.
- Family bathroom and two shower rooms.
- Front and rear gardens.
- Parking for two cars.
- EPC rating - D

Offers in excess of £600,000

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 Descriptions

Entering the property, you are greeted with an entrance hallway and the turning staircase to the first floor. The living room is to the front and offers a warm and welcoming space, ideal for relaxing. There is a bay window which allows for plenty of natural light and a feature fireplace. Leading from the hallway to the rear, you will find a generous dining room which overlooks the garden and a corridor leading into the kitchen. The kitchen is spacious and offers plenty of storage. There are wall and base units as well as plumbing for a washing machine and space for a fridge freezer. A well-appointed shower room leads from the kitchen.

To the first floor you will find two double bedrooms and a single bedroom. The double bedroom to the front benefits from built-in cupboards, while bedroom two has fitted cupboards and overlooks the rear garden. The third bedroom is a single and has a useful wash hand basin.

The family bathroom comprises of a corner bath, with shower attachment, wash hand basin and w/c. There is also an additional shower closet with a shower cubicle and wash hand basin.

External Descriptions

The property is entered by way of a wrought iron gate leading to steps up to the front door. The pretty garden to the front is home to mature shrubs and roses. To the rear of the property there is a sunny garden mainly laid to paving. There is a wonderful lilac tree which adds dappled shade. The parking, for two cars, is to be found up the steps to the rear.

Agents Note

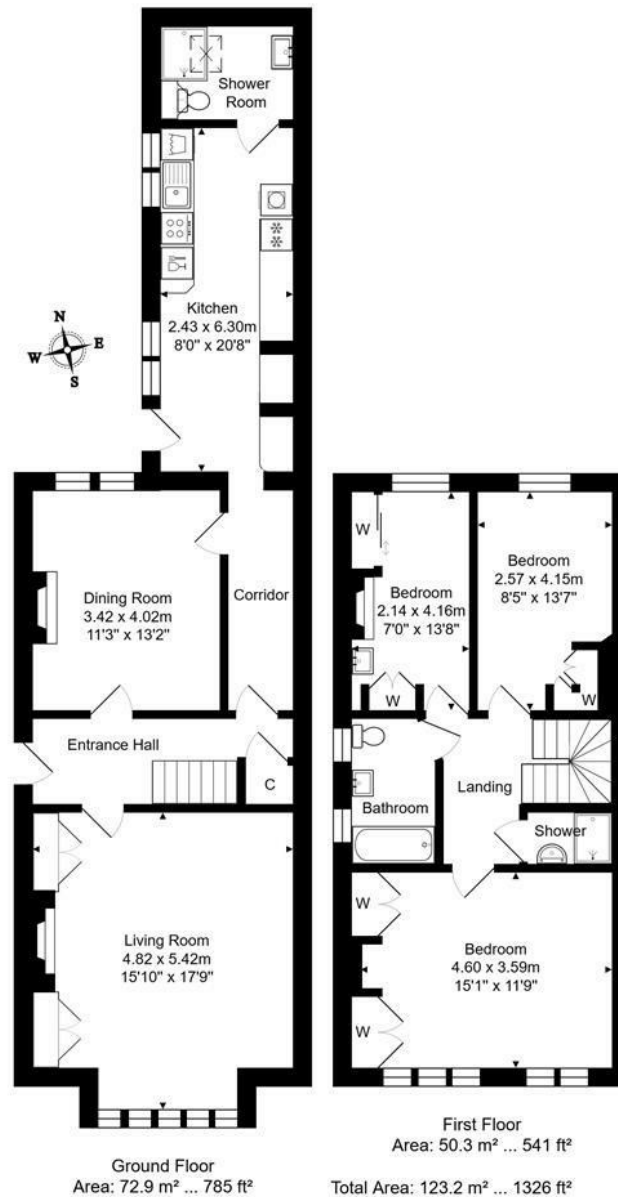
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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 - D

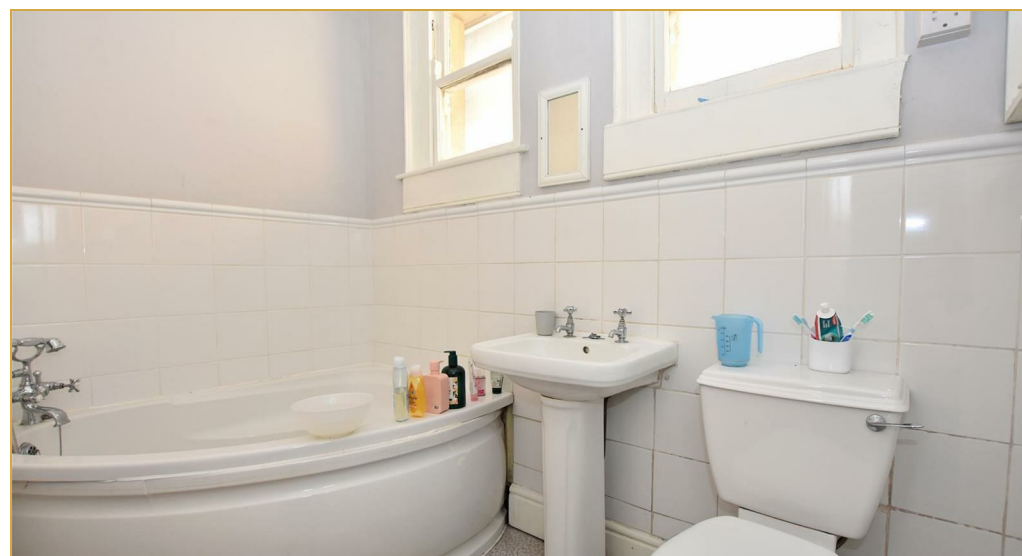
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.



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		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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