



📍 2 Henrietta Gardens, Bath, BA2 6LZ

📄 Auction Guide £450,000

- For Sale by Online Auction
- Thursday 4th December 2025
- Lot 27
- Guide Price £450,000+

🏠 Freehold

📊 EPC Rating C



LOT 27  
FOR SALE BY ONLINE AUCTION  
THURSDAY 4th DECEMBER 2025  
GUIDE PRICE £450,000+

2 Bedroom detached bungalow in need of updating situated in this highly desirable location just a short level walk into the city centre.

The accommodation comprises; recessed storm porch, entrance hall, living room, dining room, kitchen/breakfast room, principal bedroom with ensuite, further bedroom and a bathroom. The property has gas central heating and double glazing. Please note there is spray foam insulation in the roof space.

Externally the property has a driveway leading to a double garage and enclosed rear garden with stone built studio.

[what3words:///invest.discrepancy.smooth](#)

#### **Situation & Description**

2 Bedroom detached bungalow in need of updating situated in this highly desirable location just a short level walk into the city centre.

Located in a popular residential area and with a good range of shops and amenities in the immediate vicinity.

Bath City centre is easily accessible as is the mainline railway station, providing excellent access to Bristol Temple Meads and London Paddington. Bath offers a wide variety of employment opportunities as well as a large selection of leisure, shopping and entertainment facilities.

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#### **Viewings**

To arrange a viewing, contact: Corsham Office on 01249 712039.

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

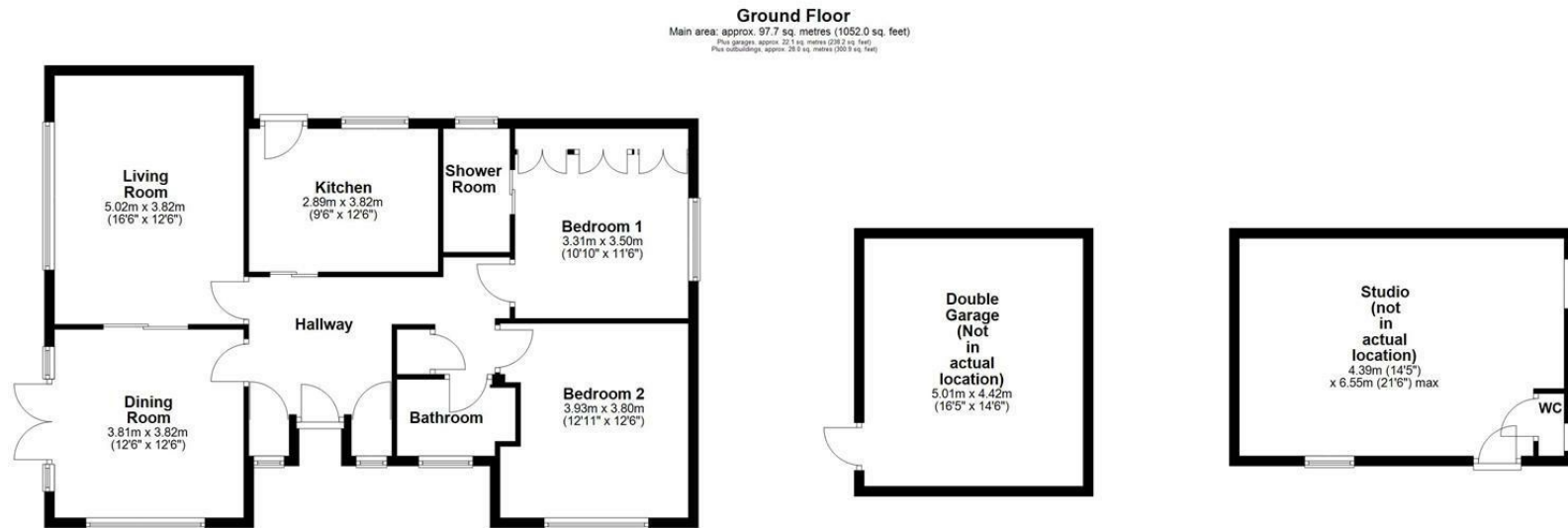
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### **Online Auction**

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.





Main area: Approx. 97.7 sq. metres (1052.0 sq. feet)  
Plus garages: approx. 22.1 sq. metres (238.2 sq. feet)  
Plus outbuildings: approx. 28.0 sq. metres (300.9 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.