

# whiteley helyar



1,550 ft<sup>2</sup>



3/4 bedrooms



3 bathrooms  
& WC



on street parking

Guide Price                      £550,000

15 Bedford Street, Bath, BA1 6AF

## DESCRIPTION

A classic three double bedroom (plus office) Georgian townhouse, with patio garden, just half a mile from the city centre. Offered with no onward chain, the house sits in a small residential cul-de-sac, with the accommodation arranged over four floors.

## ACCOMMODATION

sitting room	three double bedrooms
kitchen	two bath/shower rooms & en-suite shower room
office	conservatory opening to the garden

## EXTERNALLY

A walled patio sits to the rear of the house, providing a private, tranquil space with painted white walls and mature shrubs, along with planted borders.

## LOCATION

The house is positioned in this highly convenient no through road, offering great access to the extensive range of shops, transport links and other facilities that the centre of Bath has to offer, whilst swift access to the M4 is available without having to cross the city. There are also some excellent schools, both primary and secondary, within walking distance; whilst London Road itself also offers a range of amenities.





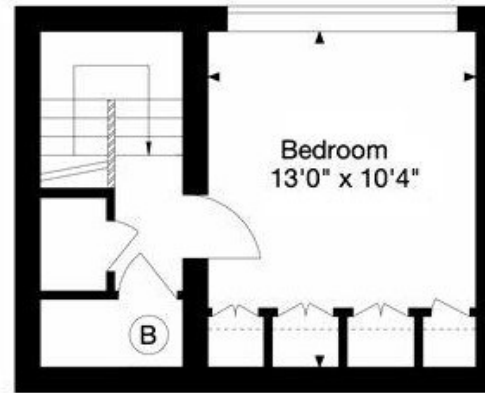
For identification purposes only. Not to scale.  
 Gross Internal Area (Approx.) 144 sq m / 1,550 Sq ft



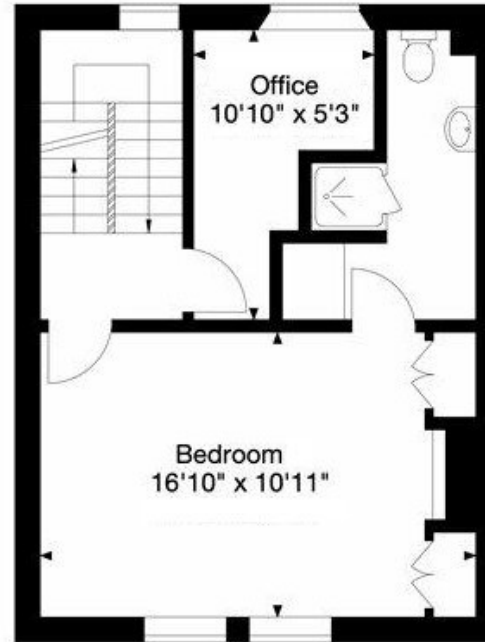
Ground Floor



First Floor



Third Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

**Tenure:** Freehold  
**Council Tax Band '24/25:** 'E' - £2,575.27

