

# whiteley helyar



1,715 ft<sup>2</sup>



4 bedrooms



2 bathrooms



garage & off-  
street parking  
space

Guide Price                      £900,000

4 Highbury Place, Bath, BA1 6DU

A wonderful four double bedroom, Grade 2 listed, Georgian townhouse with garage and parking, located less than a mile from the city centre and offering fabulous southerly views. With no onward chain, the house has some lovely period detail, along with a thoughtfully planted garden including a patio area from which to enjoy that panoramic outlook over the city.

### ACCOMMODATION

sitting room with wonderful southerly views      four double bedrooms  
dining room with log burning stove              bathroom & shower room  
kitchen with access to the courtyard

### EXTERNALLY

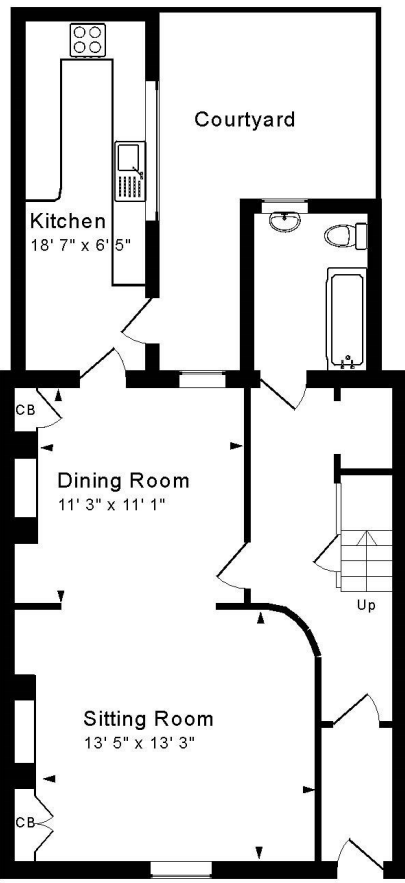
The parking space, along with a good-sized area in front of the garage, are both block paved, and are located just across the road from the house. Beyond this, the patio allows space for outside dining with a few steps then leading down to the beautiful garden, which has a vegetable patch, fruit trees, lawn and a very secluded patio area at the end, all flanked by mature shrubs.

### LOCATION

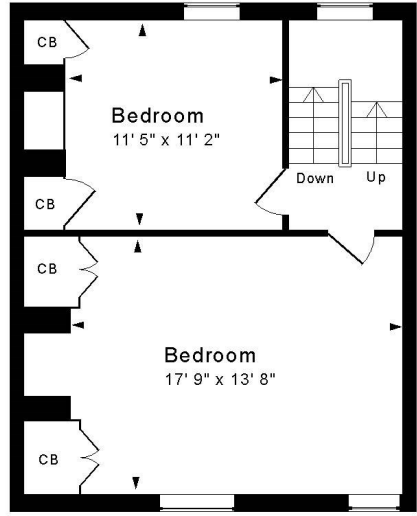
The house occupies a very handy position in this sought after, elevated and quiet 'no through' road. Being within a mile of the centre of Bath, the extensive range of shops, transport links and other facilities are close to hand, whilst swift access to the M4 is also available without having to cross the city. As well as the green space at the end of the road, Hedgemoor Park and Kensington Meadows are both a short stroll away, with the latter offering access to lovely walks along the Kennet & Avon canal.



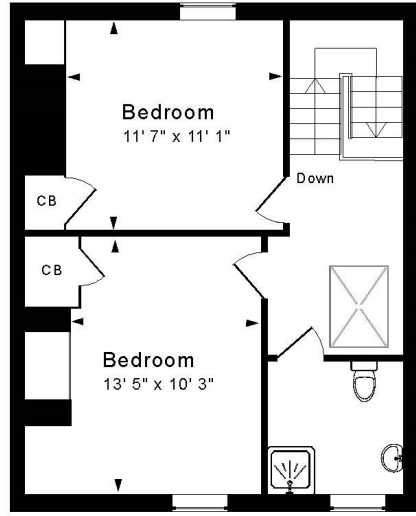




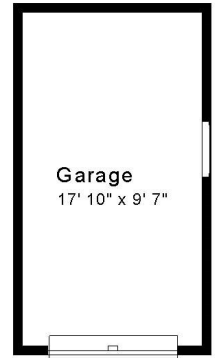
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	82
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1,715 Sq. Ft. / 159 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number:172-0766  
 4 Highbury Place, Bath, BA1 6DU.

**Tenure: Freehold**  
**Council Tax Band: 'E' = £2,575.27**

