

# whiteley helyar



1670 ft<sup>2</sup>



4 bedrooms



bathroom &  
shower room



on-street  
parking

Guide Price                      £650,000

6 Ashley Avenue, Lower Weston, Bath, BA1 3DR



An extensively renovated four storey, four bedroom, Victorian house offering wonderfully modern accommodation, a level garden and a superb location just over a mile from the city centre. The superb kitchen/family room has direct access to the garden, as well as space for both a dining and living area, whilst the two further reception rooms on the upper ground floor have been knocked through. The lovely period features have been retained, whilst 'wet' underfloor heating and other modern touches have created a fantastic family home.

### ACCOMMODATION

Superb open plan kitchen/family room with double doors to garden and reclaimed wood block floor  
Bay fronted sitting room with period fireplace  
Further reception room open to the sitting room  
Four bedrooms

Contemporary bathroom  
Additional room with shower cubicle  
Cloakroom & utility room

### EXTERNALLY

The enclosed and level garden is accessed directly from the kitchen/family room, and has a very useful pedestrian rear access. Mainly laid to gravel, with artificial lawn adjacent to the house and borders this good-sized space is ready for the aspiring gardener to create a fantastic outdoor area.

### LOCATION

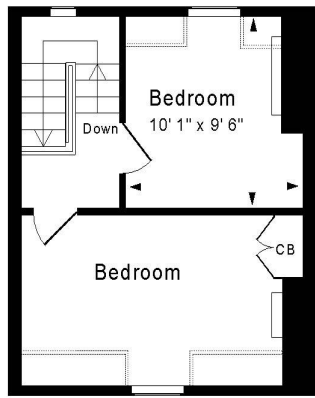
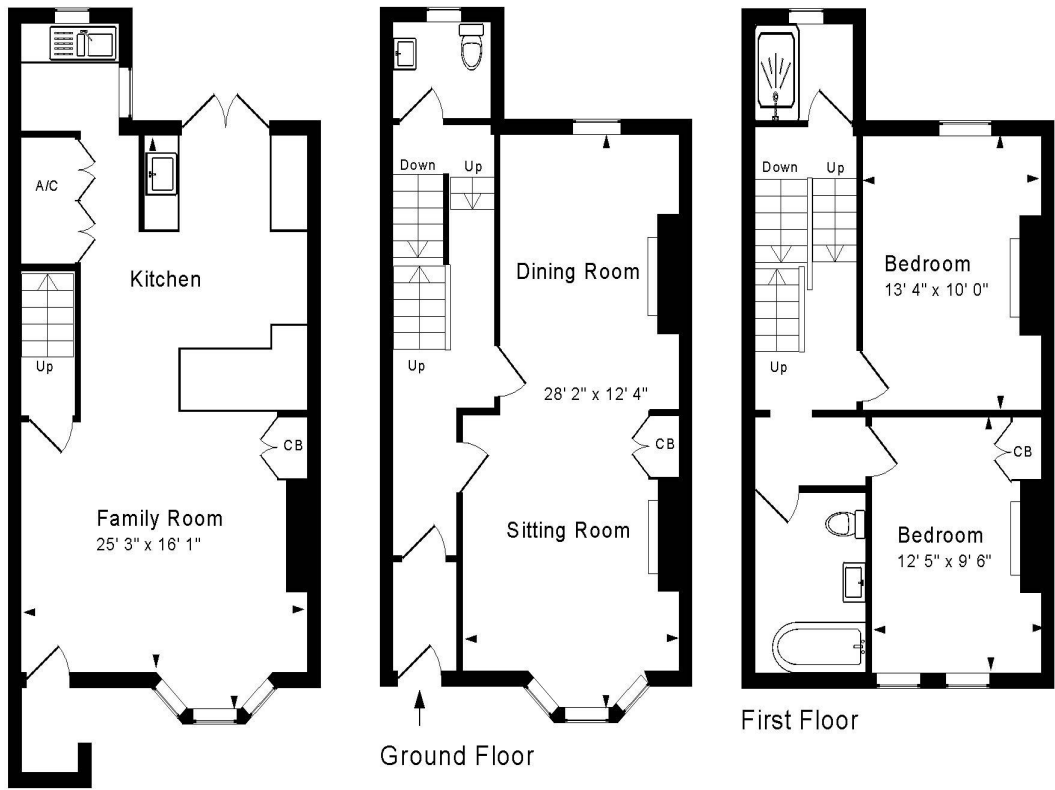
Ashley Avenue is situated in the ever popular Lower Weston area, and is a very short walk to the independent shops and cafes on Chelsea Road, and two nearby supermarkets. The Royal United Hospital and a number of a highly regarded primary and secondary schools are close by, as is access onto the river and The Bath Two Tunnels Cycle Circuit. Regular bus services located at the end of the road run into the centre as well as Bath Spa University and towards Bristol. Bath City Centre is a level walk from the property and can be easily accessed on foot by following the river path or walking through nearby Victoria Park. The property is also well placed for commuters who need direct access into Bristol,



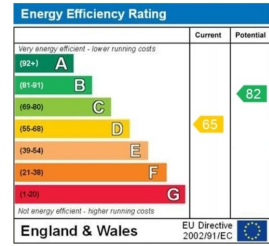








Second Floor



Lower Ground Floor

Approx. Gross Internal Floor Area 1,670 Sq. Ft. / 155 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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Drawing Number: 172-0802  
6 Ashley Avenue, Lower Weston, Bath, BA1 3DR.

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

