

whiteley helyar



830 ft²



3 bedrooms



bathroom



on street
parking

Guide Price £450,000

10 Victoria Gardens, Bath, BA1 7RD

A delightful 1930s semi detached house within this peaceful no through road enjoying wonderful far reaching views as well as gardens to the front and rear. This stylish property offers beautifully presented accommodation and offers potential to extend by converting the undercroft and loft space subject to the relevant consents.

ACCOMMODATION

entrance hall
25 ft dual aspect sitting dining room with fireplace and sliding door to the garden
stylish kitchen
three bedrooms
remodelled family bathroom
useful undercroft

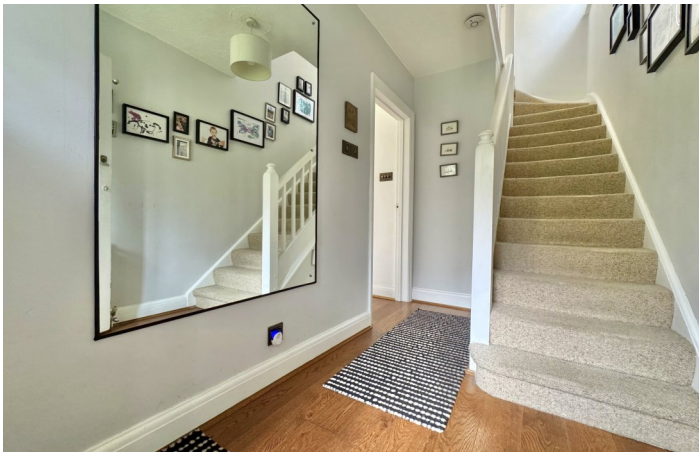
EXTERNALLY

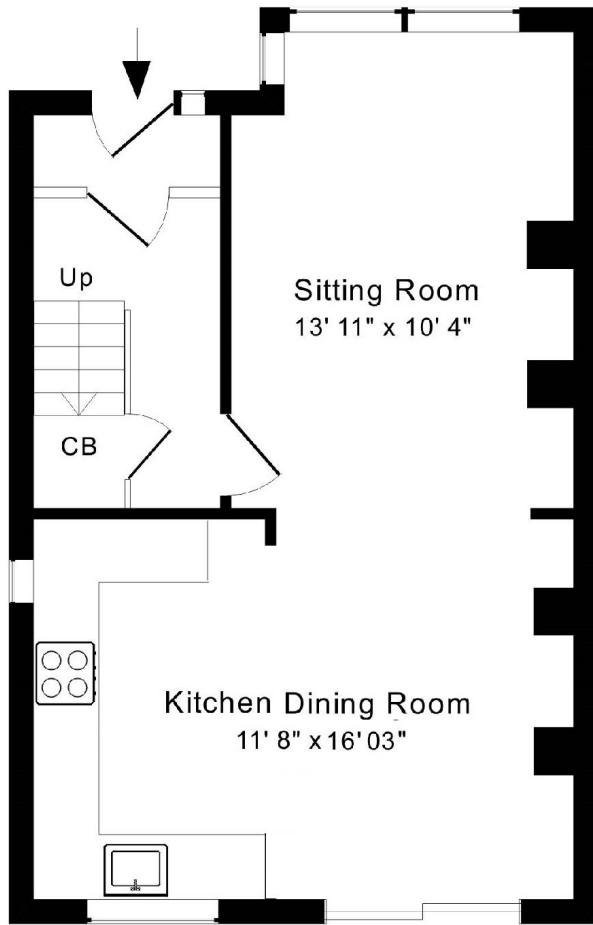
The property enjoys attractive and thoughtfully planted gardens to the front and rear. The front garden is mainly laid to herbaceous border and the rear garden offers a large lawn and raised deck great for alfresco dining.

LOCATION

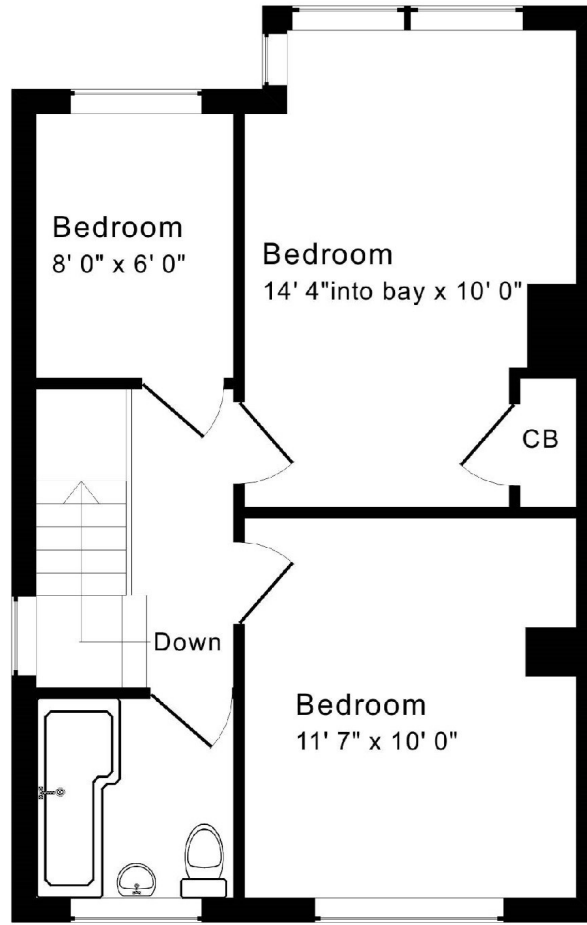
The property is within walking distance of two primary schools as well as the extensive range of amenities in both Batheaston and Bathampton (including various shops, doctors surgery, veterinary practice, post office and pubs), whilst fabulous walks along the river bank or the canal towpath - either into Bath or towards Bradford on Avon. The centre of Bath is less than 2 miles away swiftly accessed by an excellent bus service and easy access to the M4 is available without having to cross the city.







Ground Floor



First Floor

Approx. Gross Internal Floor Area 830 Sq. Ft. / 77 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale.

Tenure: Freehold
Council tax band:- 'C' = £2,061.32

