

whiteley helyar



1,186 ft²



*3 bedrooms &
loft room*



bathroom



*driveway
parking*

Guide Price £700,000

72 Forester Avenue, Bath, BA2 6QB

A thoughtfully extended 1930's semi-detached house offering beautifully presented accommodation over three floors positioned in this tucked away spot within walking distance of the city centre and a number of leafy parks. This charming house retains several delightful features such as high ceilings and stained glass with the modern twist of bi-folding doors and stylish kitchen dining room and bathroom.

ACCOMMODATION

entrance hall	three bedrooms
sitting room	bathroom with bath and shower
kitchen dining room with bi-folding doors to garden	spacious loft room

EXTERNALLY

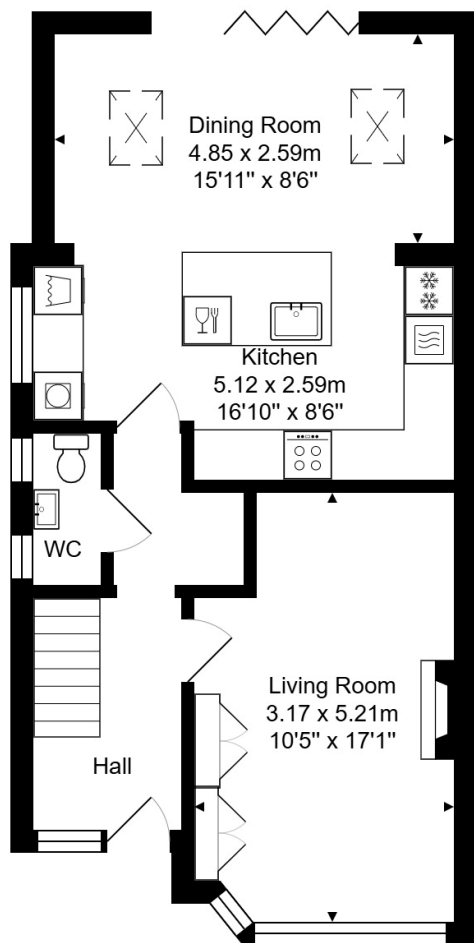
The gardens to the front and rear are delightful, thoughtfully planted with an array of flowers shrubs, bushes and trees to borders. The front garden has been landscaped to provide space to park two vehicles and the benefitting from a detached timber summerhouse/home office and rear patio area complete with a pretty garden pond.

LOCATION

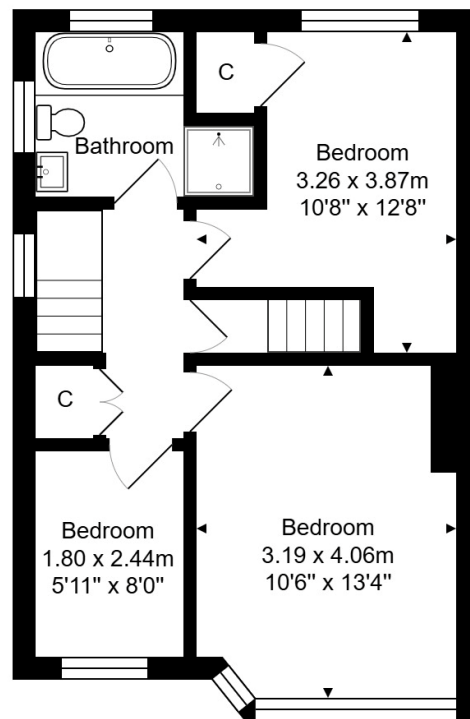
72 Forester Avenue occupies a highly convenient and extremely popular position. It is very close to the Bath Boating Station/Restaurant, Bathwick St Marys and King Edwards Schools as well as the various shops and amenities at Bathwick Street. The very centre of Bath (and its countless facilities) is just a short level stroll away, whilst wonderful walks are also close at hand - along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens or across lovely National Trust land.







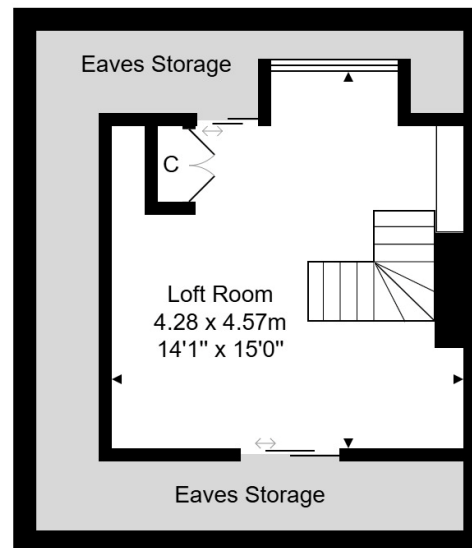
Ground Floor
Area: 52.1 m² ... 561 ft²



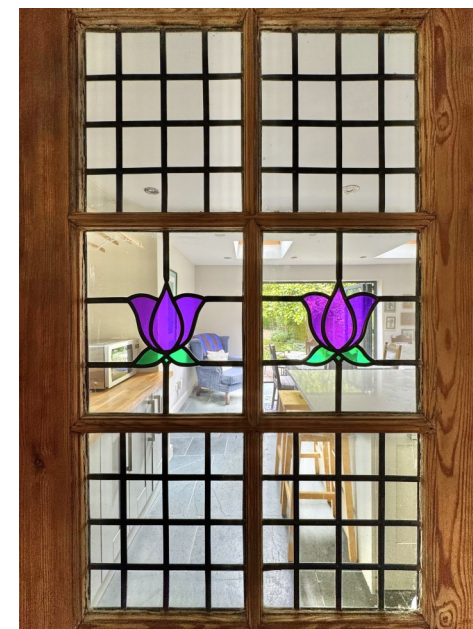
First Floor
Area: 40.2 m² ... 433 ft²

Total Area: 110.1 m² ... 1186 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.epcassessments.co.uk



Second Floor
Area: 17.8 m² ... 192 ft²



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		81
B (81-91)		
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tenure: Freehold
Council Tax: 'E' = £2,706.67

