

whiteley helyar



1,459 ft²



3 bedrooms



bathroom &
additional wc



nearby parking
space &
permit parking

Guide Price £850,000

2 St. Anns Place, Bath, BA1 2BJ

A delightful grade II listed Georgian house positioned within this peaceful yet highly convenient courtyard with the rare benefit of an allocated parking space nearby (as well as permit parking). Offering over 1,400 square feet of versatile accommodation over four floors, this beautifully presented house retains a number of charming features such as feature fireplaces, plantation shutters and sash windows as well as a beautiful low maintenance garden.

ACCOMMODATION

entrance hall
dual aspect sitting room
stylish kitchen dining room
storeroom/study

downstairs cloakroom
three bedrooms
remodelled bathroom

EXTERNALLY

To the rear of the property is a delightful low maintenance garden perfect for entertaining and alfresco dining. The garden is mainly laid to flagstone patio thoughtfully planted to borders with a decked area enclosed by contemporary planters and screening. The garden also benefits from gated rear access.

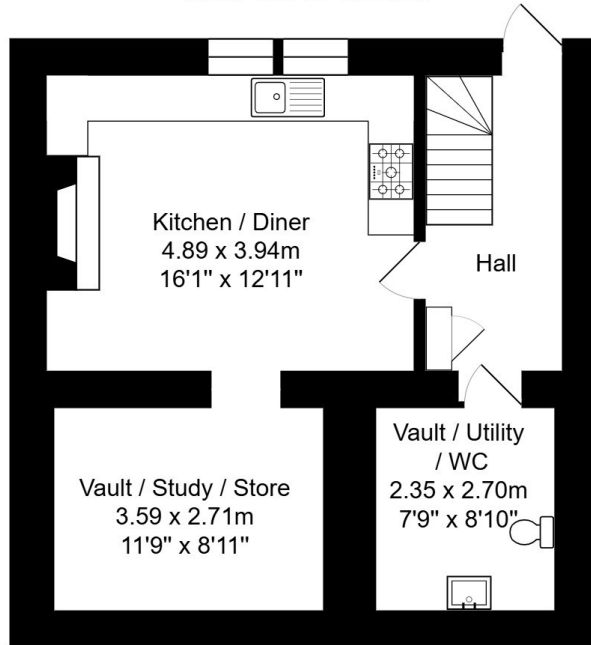
LOCATION

St. Anns Place occupies a wonderful tucked away and popular position conveniently located for access to Sainsbury's supermarket and within easy strolling distance of the shops, amenities and Railway station in Bath. The property is also ideally placed for access to the river and Bristol and Bath Cycle Path affording easy access to open countryside.

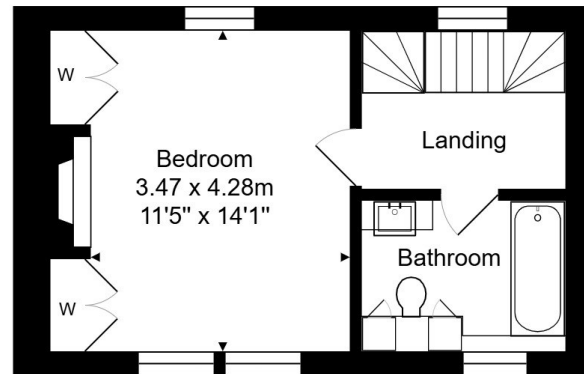




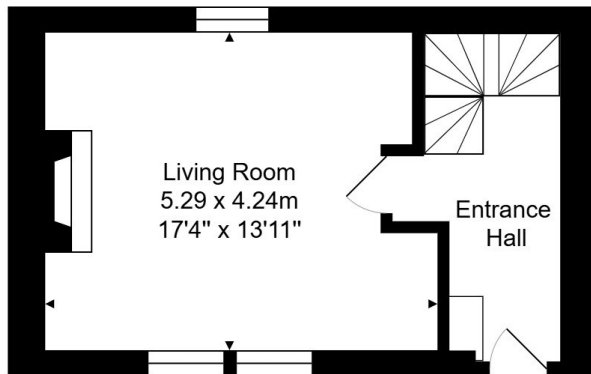
Lower Ground Floor
Area: 48.8 m² ... 526 ft²



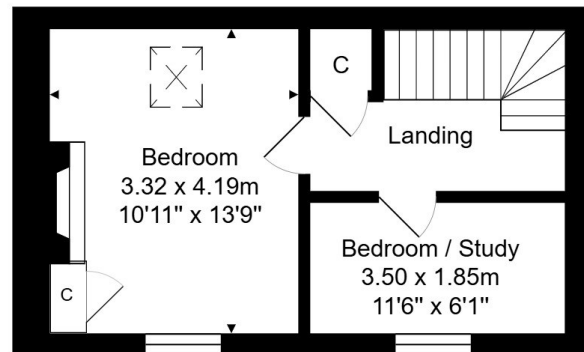
Total Area: 135.5 m² ... 1459 ft²



First Floor
Area: 29.4 m² ... 317 ft²



Ground / Entrance Floor
Area: 29.3 m² ... 315 ft²



Second Floor
Area: 27.9 m² ... 301 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.
www.epcassessments.co.uk

Tenure: Freehold
Council Tax: 'D' - £2,214.54