

whiteley helyar



1,715 ft²



4 double
bedrooms



2 bath/shower
rooms & W.C.



off-street
parking

Guide Price

£650,000

5 Victoria Terrace, Bath, BA2 3QZ

A beautifully renovated, four double bedroom, Victorian terraced home with westerly facing garden, off-street parking and no onward chain. Over four storeys, the flexible accommodation has been sympathetically updated, with superb attention to detail, creating a fantastic family home in this vibrant part of the city.

ACCOMMODATION

Entrance hall

Bay-fronted sitting room with feature marble fireplace

Wonderfully modern kitchen/dining room with glass roof extension and glazed doors to the garden

Snug with period fireplace

Utility room

Four double bedrooms

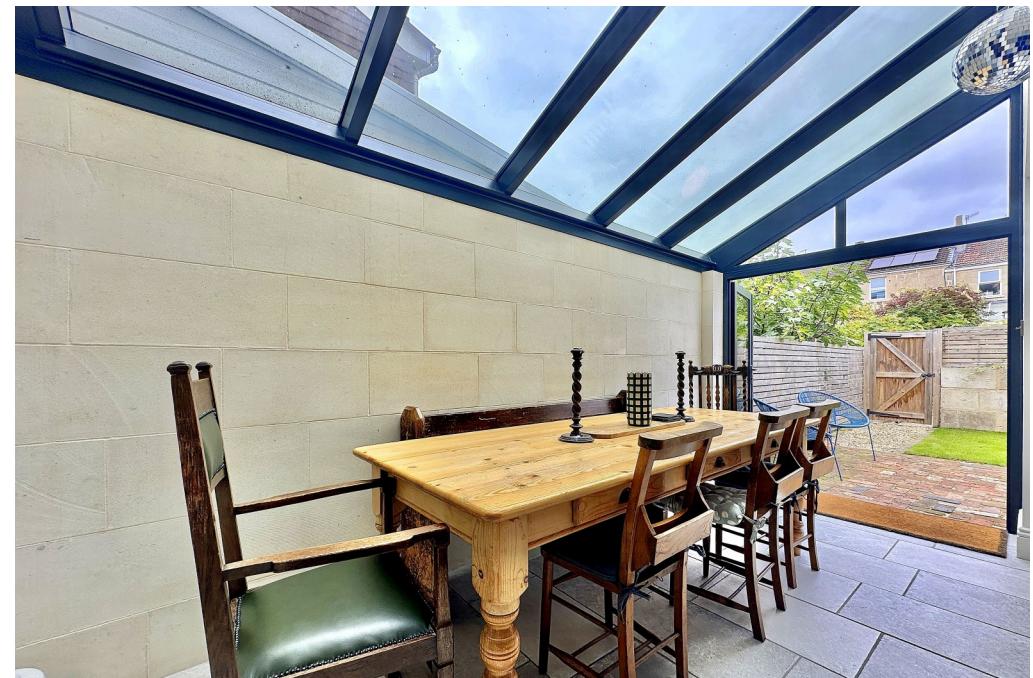
Stunning bathroom with roll-top bath and separate shower cubicle

EXTERNALLY

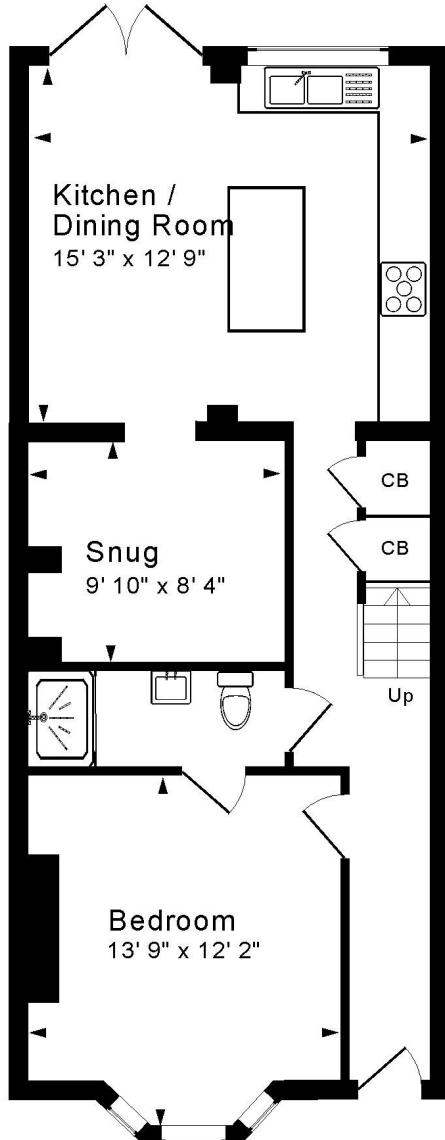
The glazed double doors from the kitchen open to a brick paved patio – the perfect spot from which to enjoy the afternoon & evening sun. The rest of the enclosed garden is laid to lawn, with a planted border down one side along with a path leading to the rear gate. This in turn opens to a spacious parking area, accessed by a rear lane and with the benefit of an EV charging point.

LOCATION

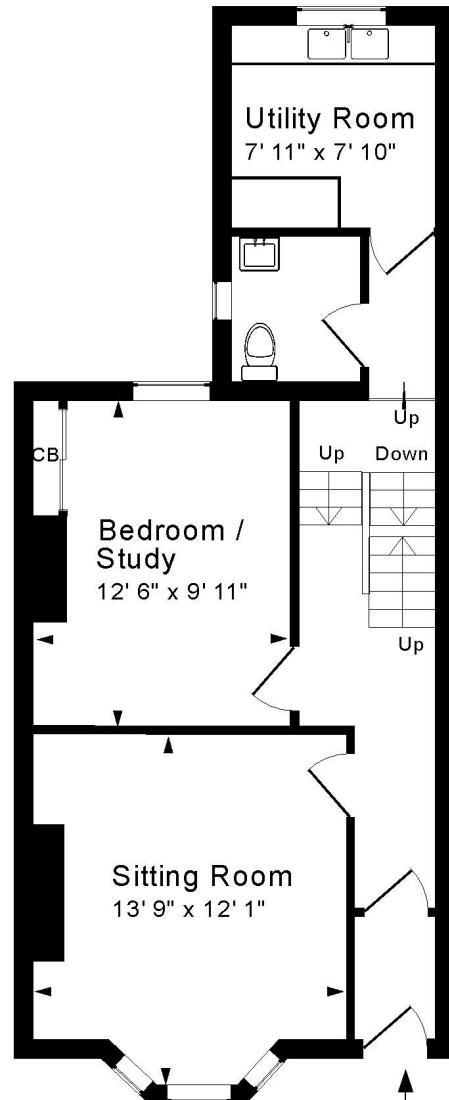
Victoria Terrace is a no-through road and is in a most convenient and sought after position on the edge of Oldfield Park, adjacent to the city centre. The house is within easy walking distance of the facilities in Moorland Road, along with those in the very centre of Bath (just over half a mile away). The property is within easy reach of Bath Spa and Oldfield Park Railway Stations; Hayesfield & Beechen Cliff secondary schools as well as very well regarded primary schools are nearby, together with open parkland and the Two Tunnels Cycle Path.



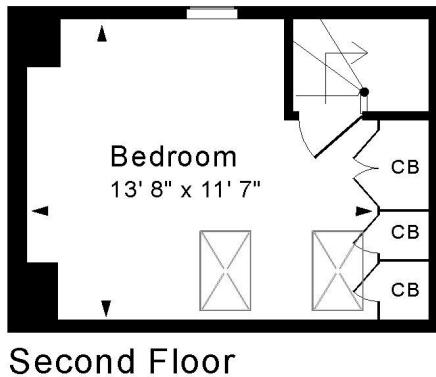




Lower Ground Floor



Upper Ground Floor



Second Floor



Approx. Gross Internal Floor Area 1,715 Sq. Ft. / 159 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025
Drawing Number: 172-0849
5 Victoria Terrace, Bath, BA2 3QZ.

Tenure: Freehold
Council Tax Band: 'C' - £1,968.48



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	80
(81-91)		B	
(69-80)		C	
(55-68)		D	66
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	