

whiteley helyar



680 ft²



2 bedrooms



bathroom



resident's
permit
parking

Guide Price £375,000

16 Archway Street, Widcombe, Bath, BA2 4JD.

A charming two bedroom, two reception room period house in one of Bath's most sought-after locations, featuring a first-floor bathroom and pretty, private city garden. Superbly positioned in the heart of Widcombe, this beautifully presented property represents a fantastic first home, or equally a fine investment opportunity.

ACCOMMODATION

Entrance hall featuring classical chequered tiles
Sitting room with oak floor and wood burning stove
Dining room with oak flooring
Modern fitted kitchen with solid oak worktops and access to the garden
Two bedrooms with period fireplaces
Bathroom with large utility cupboard

EXTERNALLY

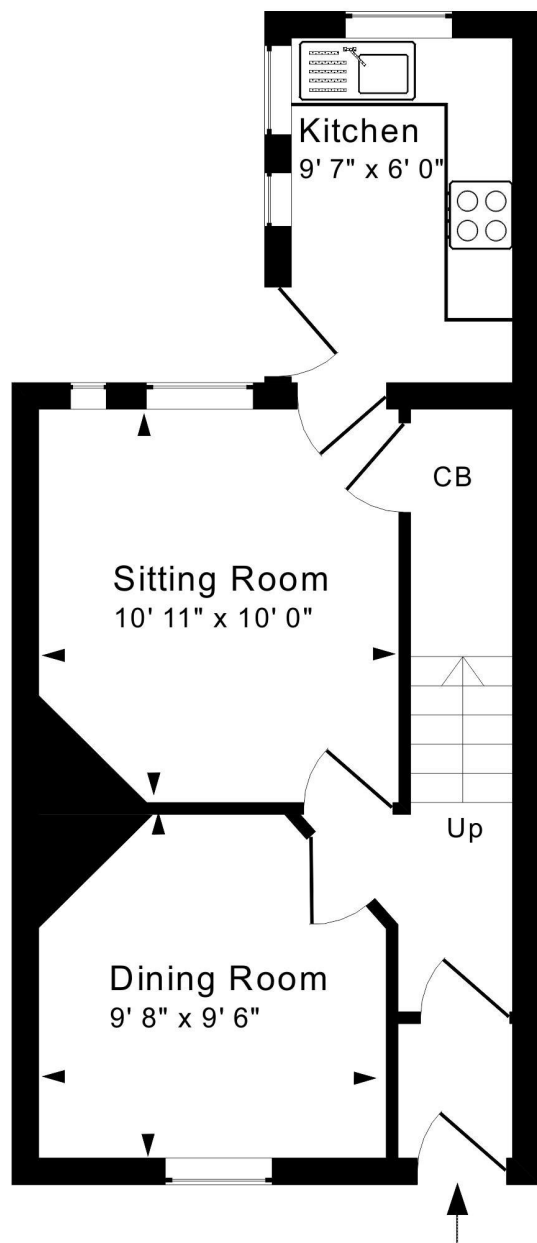
Set behind a gravelled front yard, framed by restored Victorian stone pillars and yew topiary for added privacy. The peaceful rear garden is low maintenance with gravel, artificial lawn, planted borders, and secure gated rear access.

LOCATION

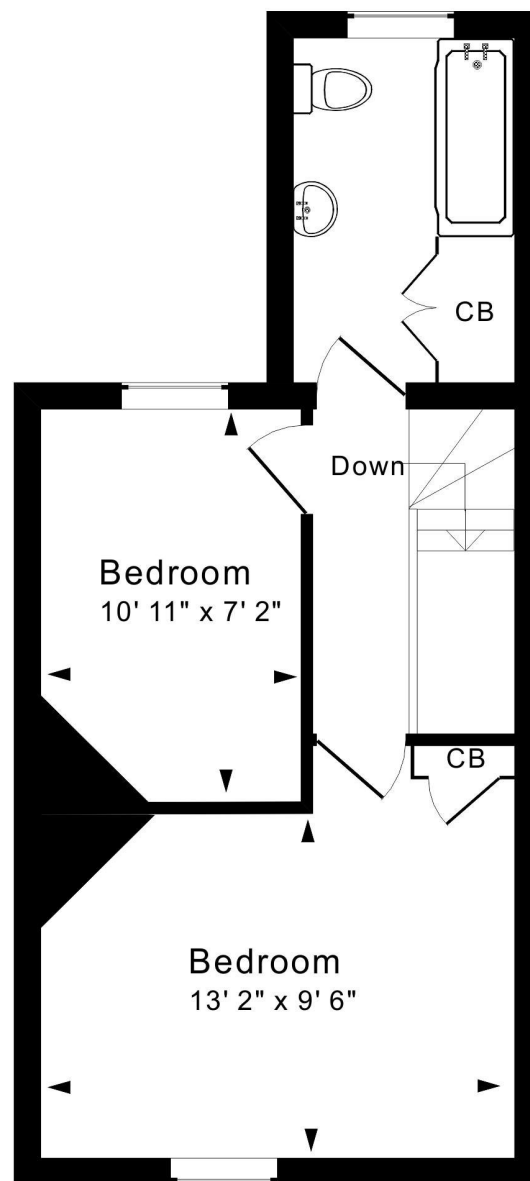
The house is most conveniently positioned just a short level walk from Bath Spa Railway Station and the vibrant independent shops, restaurants and other facilities of Widcombe. Bath city centre is again within easy level walking distance. Delightful walks through rolling countryside, along the Skyline Walk or the Kennet and Avon Canal towpaths are also very close to hand. Adjacent to the Ofsted 'Outstanding' Widcombe Junior School; Prior Park and The Paragon schools and are also nearby, and the house is well served by frequent bus services to the University and beyond.







Ground Floor



First Floor

Approx. Gross Internal Floor Area 680 Sq. Ft. / 63 Sq. M

For identification purposes only. Not to scale.

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Drawing Number:172-0864

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		88
B (81-91)		
C (69-80)		
D (55-68)	62	
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tenure: Freehold
Council Tax Band: 'B' - £1,722.41

