



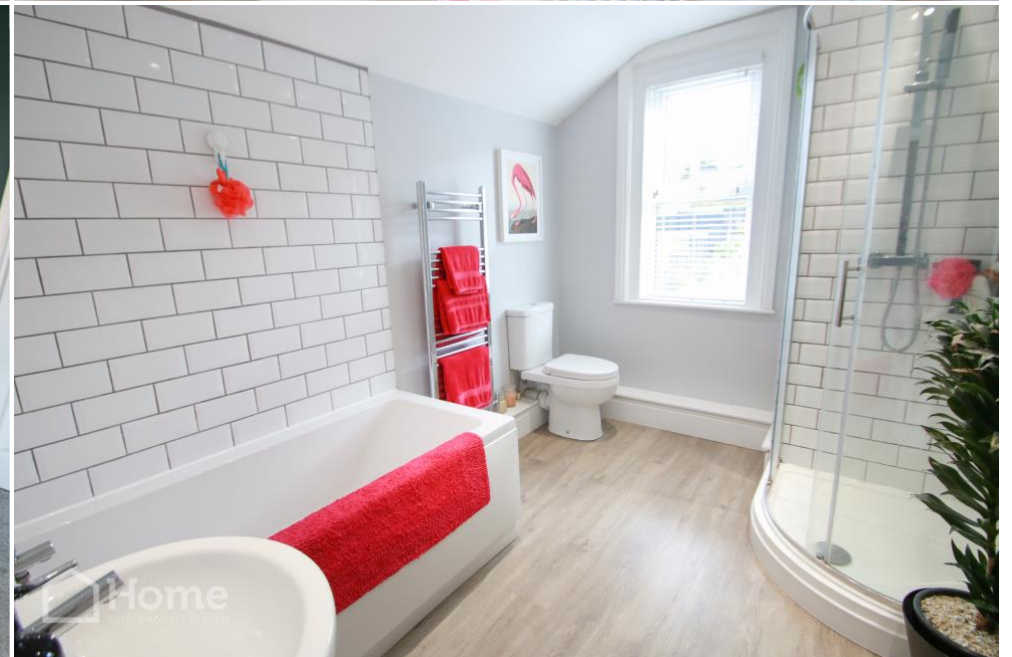
£450,000

## 17 Ivy Avenue, Bath, BA2 1AJ.

Energy Efficiency Rating: C

An excellent opportunity has arisen to purchase this stunning stone built, three double bedroom Edwardian period property situated in a highly sought after cul de sac location. The benefits include a modern interior, exciting loft conversion and spectacular garden. Early viewing strongly advised. Please call 01225 463006 to arrange an internal inspection.





An excellent opportunity has arisen to purchase this stunning stone built, three double bedroom Edwardian period property situated in a highly sought after cul de sac location.

The benefits include a modern interior, exciting loft conversion, spectacular garden with panoramic views. The property briefly comprises a hall, lounge, kitchen/dining room, utility room, cloakroom, three double bedrooms, one with an en suite and a further bathroom. Externally, there is a landscaped front garden with views. The rear garden has been upgraded to a particularly high standard and is laid to lawn and decking with superb views across the northern slopes.

At the end of Ivy Avenue, there is a park and playground. The shops and cafés of Moorland Road are very nearby. There are various new gyms in the area, and the Linear Park Cycle Path is close by. There are also an abundance of good schools in the area. Local restaurants range from The Moorfields to Café 84. The property offers very good access to the city centre, the universities and Bristol beyond.

An early viewing is strongly advised. Phone 01225 463006 to arrange an internal inspection.

**Lobby:**

UPVC part double glazed ornamental door to front aspect, UPVC double glazed window over, ornamental ceiling.

**Entrance Hall:**

Part glazed door to front aspect, window over, radiator, built in cupboard containing fuse box and electricity meter, ornamental ceiling, laminate flooring, stairs rising to first floor level.

**Lounge: 3.58m x 3.24m**

2x period style windows to front aspect, radiator, pleasant aspect towards street.

**Kitchen/Dining Room: 7.57m MAX x 4.28m MAX**

UPVC double glazed patio doors to rear aspect, 2x velux windows to rear aspect, 2x ornamental radiators, range of base and wall mounted units, stainless steel sink with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, dishwasher, built in understairs cupboard, laminate flooring, pleasant garden aspect.

**Utility Room: 2.19m x 1.20m**

Velux window to rear aspect, built in cupboards and work surface, plumbing for washing machine.

**Cloakroom: 2.19m x 1.06m**

UPVC double glazed window to rear aspect, wash basin within vanity unit, tiled splashbacks, WC, heated towel rail, Viessman gas boiler.

**First Floor Landing:**

Ornamental banister, doors to all rooms.

**Bedroom: 4.28m x 3.58m**

2x period style windows to front aspect, radiator, pleasant aspect towards street.

**Bedroom: 3.68m x 2.62m**

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

**Bathroom:**

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath, WC, shower cubicle with subway tiles and choice of attachments, heated towel rail, wall tiles.

**Second Floor Landing:**

UPVC double glazed window to rear aspect, ornamental banister.

**Bedroom: 4.68m MAX x 3.28m MAX**

UPVC double glazed window to rear aspect, velux window to front aspect, radiator, eaves storage cupboards.

**En suite:**

Velux window to front aspect, wash basin within vanity unit, wall tiles, WC.

**Front Garden:**

Laid mainly to low maintenance landscaping, tiled path, gas meter, spectacular views towards northern slopes.

**Rear Garden:**

Laid mainly to lawn and decking with areas of landscaping, flower beds and shrubs, rear pedestrian access, spectacular views towards northern slopes.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

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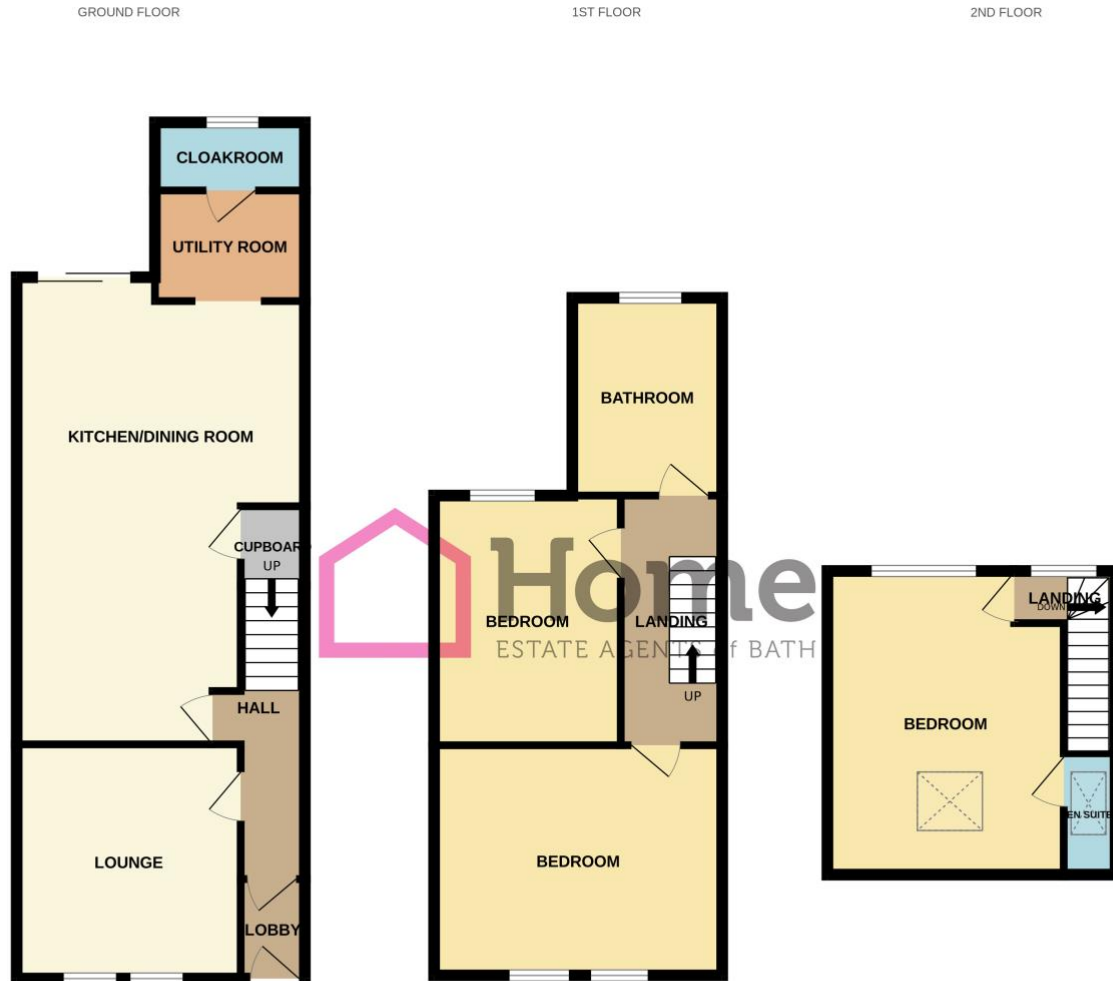
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or go online to book your  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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