



Beckford Road, Bathwick, Bath BA2 6NQ

For Sale - £795,000



Magnificently proportioned bay-fronted semi-detached house opposite Sydney Gardens in this prime central Bath location. Offering further scope to modernise and extend to create an ideal home. Substantial 1920's construction in attractive natural stone and occupying a level plot with a good size rear garden and ample parking space to the front and side.



Spacious Entrance Hall

Features

Gas central heating | Driveway, parking space and Garage | Aga in the open-plan Kitchen/Breakfast Room | Particularly impressive Sitting Room and main Bedroom with bay windows and ornate fireplaces

Location

Bathwick is popular with a variety of different age groups as there really is something for everyone. Surrounded by beautiful parks, walks along the canal, short walk from two of the best schools in Bath, the city centre, train and bus station

Size

187.8 sq. m. (2022 sq. ft.) approx.

Tenure

Freehold

Council Tax

Band E: £2,333.17– 2022/23



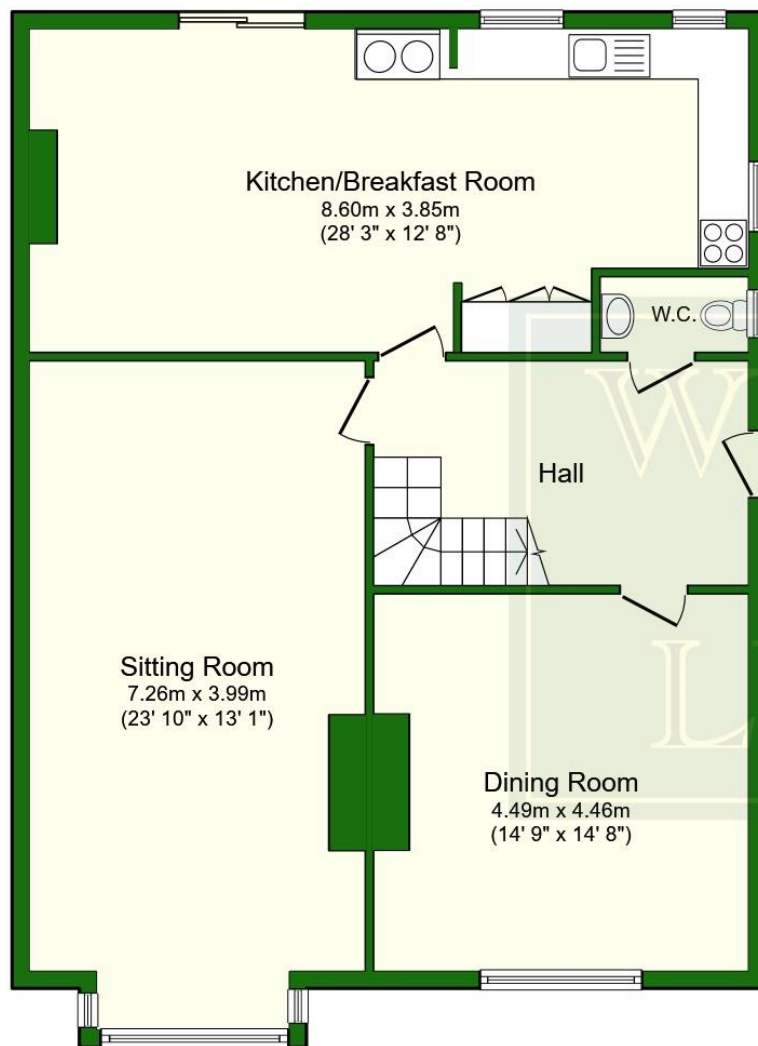
Arrange a viewing

01225 443322

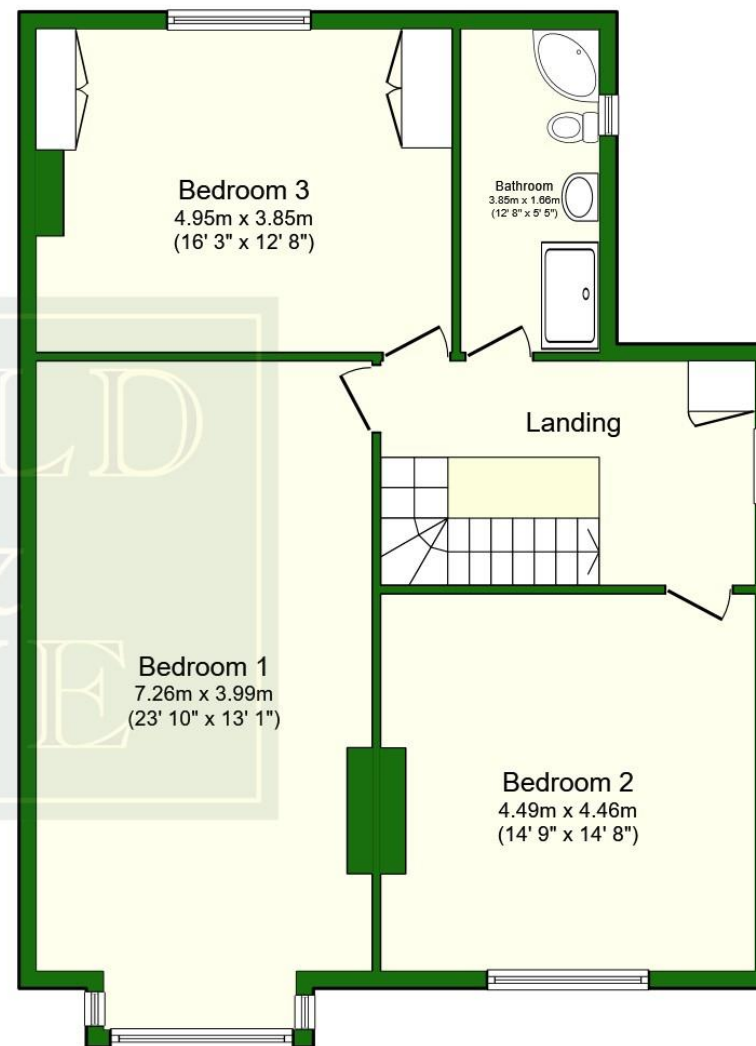
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor



Dining Room



Breakfast Room and Kitchen



Kitchen and Breakfast Room



Bedroom 1



Bedroom 3



Rear terrace and garden



Bathroom and double-width Shower cubicle



Rear garden

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