

whiteley helyar



1,756 ft²



4 double
bedrooms



bathroom
& en-suite



driveway
parking for
2-3 cars

Guide Price £ 800,000

42 Crescent Gardens, Bath, BA1 2NB

A well-presented and deceptively spacious house in this prime city centre location with the added benefit of driveway parking and landscaped gardens. This charming house offers over 1,700 square feet of versatile accommodation arranged over three floors and retains a number of delightful features such as high ceilings, stripped wooden floorboards and feature fireplaces.

ACCOMMODATION

entrance porch

entrance hall

sitting room with wood burner

dining room

kitchen breakfast room with under floor heating and bi-folding doors to the garden

four double bedrooms

en-suite shower to master bedroom

family bathroom with under floor heating

double glazing

gas central heating

EXTERNALLY

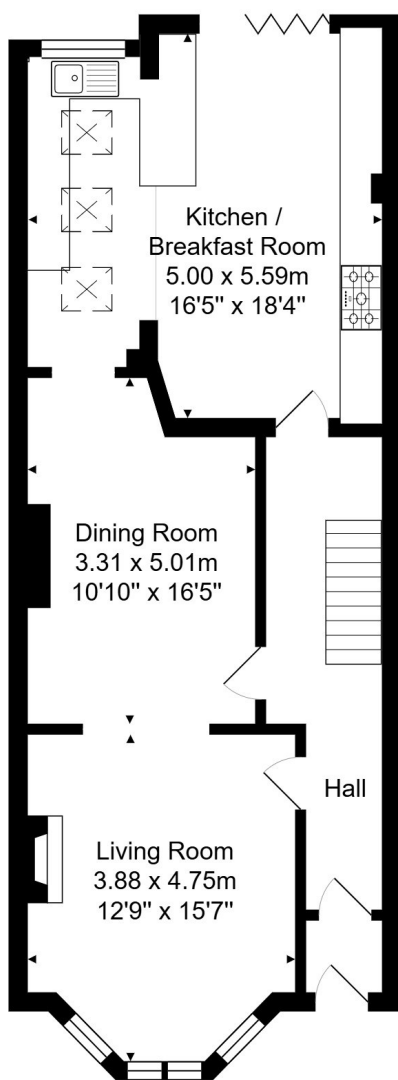
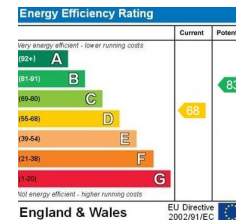
There is an enclosed low maintenance garden to the front laid to stone chippings with a pathway leading to the front door. The rear garden has been landscaped creating a number of levels; a patio/barbeque area, a raised area with contemporary timber planters laid to artificial lawn and a decked/flagstone area perfect for entertain and alfresco dining. There is also large area of hardstanding to the rear providing space to park two/three vehicles.

LOCATION

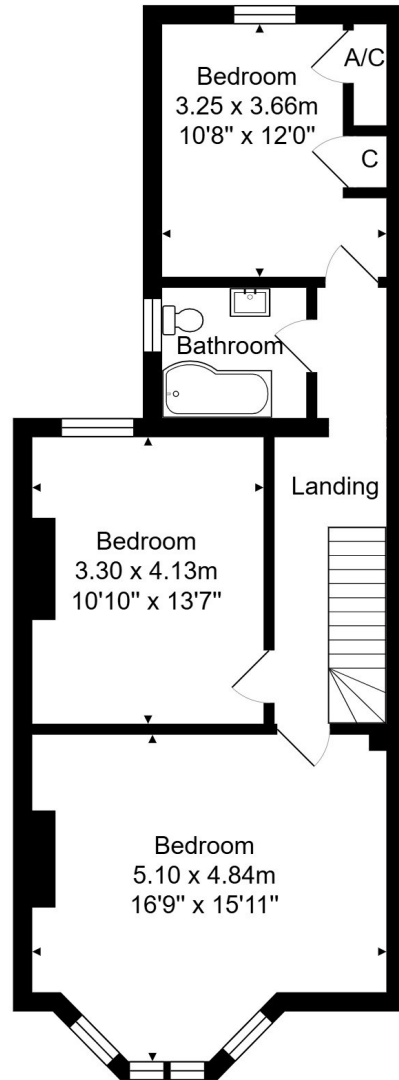
The house occupies a highly select and most convenient position in the very centre of Bath within easy reach of fantastic schooling. In addition to the countless nearby shops and amenities, the property is within level walking distance of Bath Spa Railway Station and Bath Rugby Recreation Ground and is next to the tranquil Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). Swift access to the M4 is also available without having to cross the city.



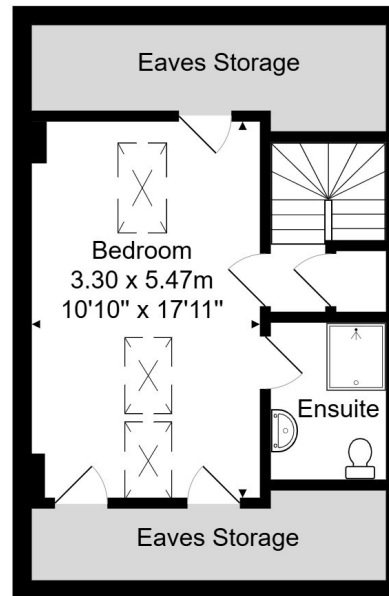




Ground Floor
Area: 73.0 m² ... 786 ft²



First Floor
Area: 63.1 m² ... 679 ft²



Second Floor
Area: 27.0 m² ... 291 ft²

Total Area: 163.1 m² ... 1756 ft² (excluding eaves storage)

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 Band: 'D' £2,325.27 (26/27)

