



WentWorth  
Estate Agents



## 36 Audley Grove, Bath, BA1 3BT

- Three Bedroom Semi-Detached Property
- Spacious Living Accommodation
- Generous Lounge/Diner
- Front and Rear Gardens
- Popular Residential Area
- Requiring Updating
- Sold With No Onward Chain

**Price guide £500,000**

### **Location**

Audley Grove is located on the West side of the World Heritage City of Bath on a tucked away, peaceful no through road. Being well placed to enjoy the comprehensive range of business, entertainment and cultural facilities that the World Heritage City Bath has to offer. The Royal United Hospital is also within close proximity and there are a variety of schools in both the state and public sectors. The property is approximately ten miles from the M4 (Junction 18), which provides access to London and the South West whilst Bath Spa Railway Station has a mainline rail link to London Paddington and Bristol Temple Meads.

### **Internal Descriptions**

Entering the property via the bright porch, you are greeted by a welcoming hallway with useful understair storage. The lounge/diner is both spacious and bright, with plenty of natural light by way of the front window and patio doors leading to the conservatory. The kitchen is well-proportioned and offers access to the rear garden. A guest cloakroom is also to be found on the ground floor. To the first floor there are two double bedrooms and a single bedroom as well as a family bathroom.

### **External Descriptions**

Externally, to the front you will find a generous garden, mainly laid to lawn, flanked by stone walling and raised herbaceous beds. There is a shared driveway which leads to the garage. To the rear there is a sunny patio with steps leading up to the terraced garden with plenty of space for growing fruit and vegetables. The upper garden is an ideal space for an orchard.

### **Additional Information**

Tenure - Leasehold

Council Tax Band - D

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

### **Agents Note**

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

# Audley Grove, Bath, BA1

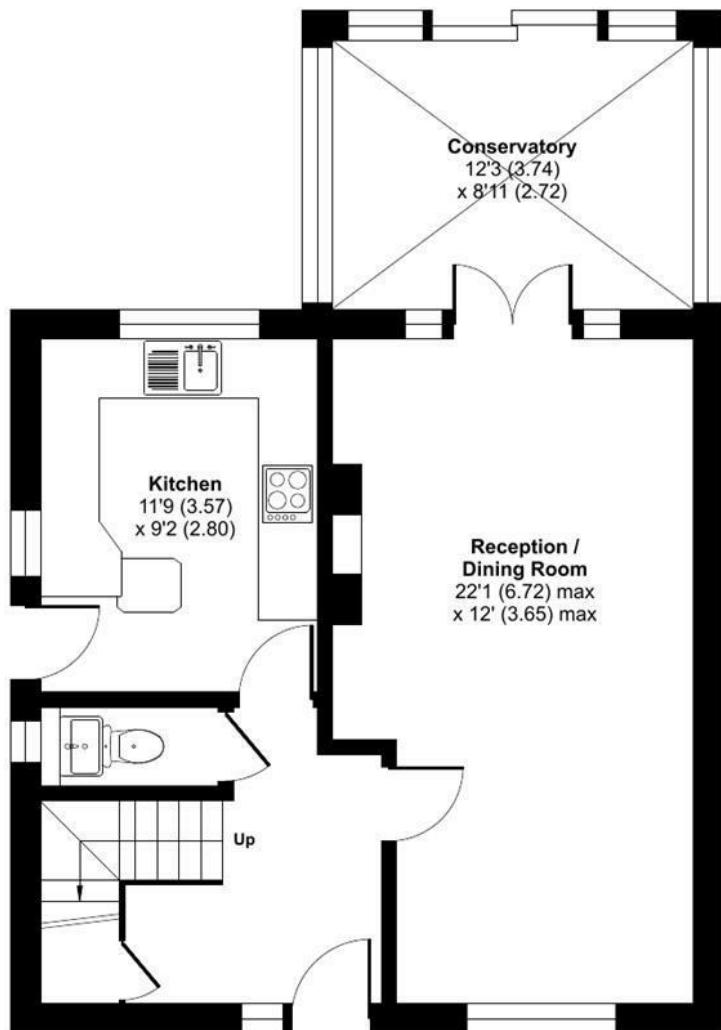
Approximate Area = 1073 sq ft / 99.6 sq m

Garage = 175 sq ft / 16.2 sq m

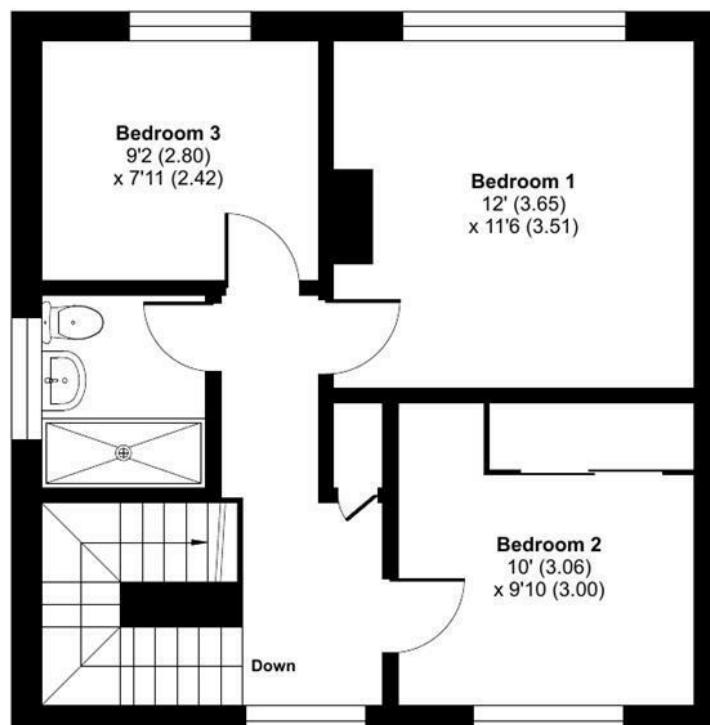
Total = 1248 sq ft / 115.8 sq m

For identification only - Not to scale

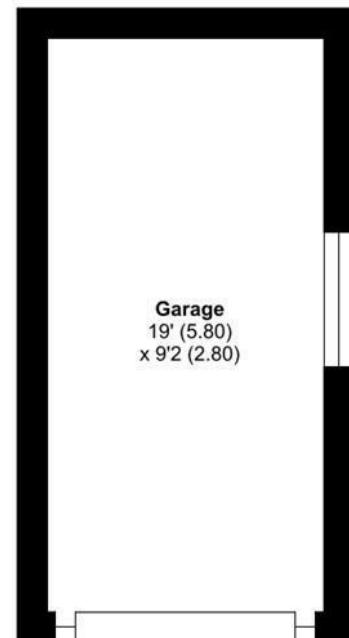
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR

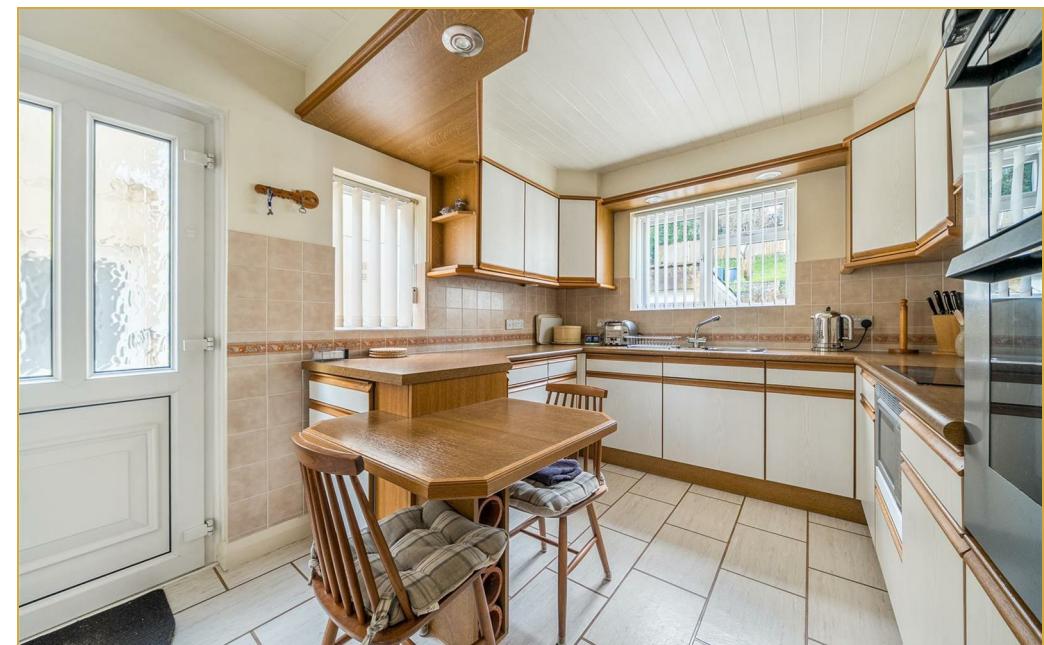


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1406741







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