



1, Park Avenue, Bath. BA2 4QD

Asking Price: £515,000



2 double bedrooms



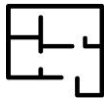
Large family bathroom



Attractive and remodelled, southerly facing garden



Resident's parking zone.



936 Sq. ft. / 87 Sq. m.

The Property

- Beautiful period home in most sought-after, cul-de-sac location
- Late Victorian charm
- Contemporary kitchen
- Lovely, elevated views.
- Paved and levelled rear garden
- Open-plan reception rooms

The Location

- Just off leafy Holloway
- 0.5 miles walk to Bath Spa Station and the City of Bath
- Close to Bear Flat shops
- Well situated for Widcombe, Moorlands, Beechen Cliff and Hayesfield schools.
- Resident's Parking Zone





Description: With attractive décor, contemporary style and thorough refurbishment, this late-Victorian home is located extremely close to the city of Bath, Bath Spa train station and the gentle strolls to Bear Flat and Widcombe shopping parades.

With a quiet, cul-de-sac position just off Holloway, excellent permit parking and lovely views across the city, this home is ready to move in to and enjoy.

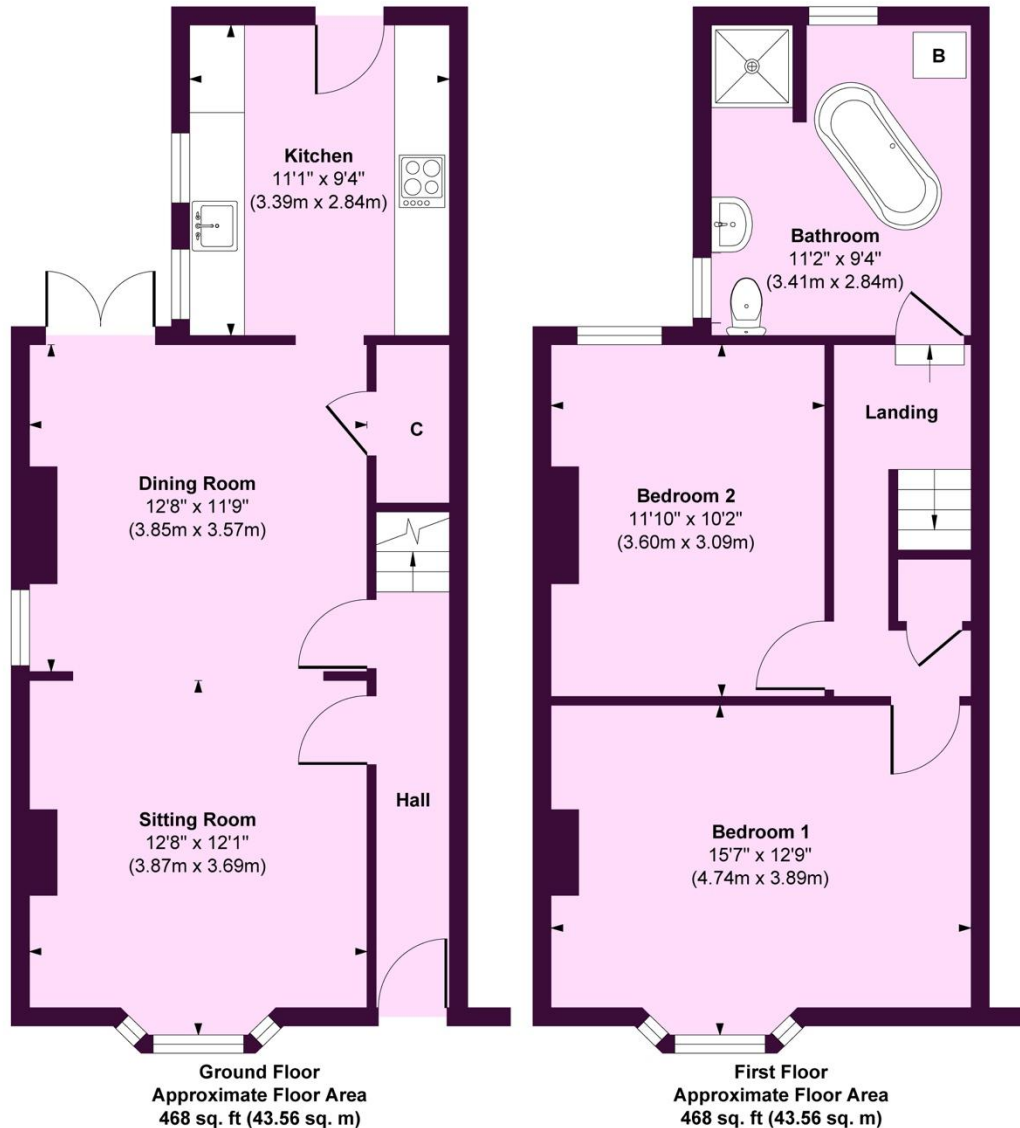
Ground Floor: The entrance hallway is fitted with Travertine flooring which flows throughout the ground floor. The welcoming reception rooms are open-planned with the sitting room featuring a double-glazed bay window and built-in book-casing as well as a cast-iron fireplace. The spacious dining room has the bonus of a side window and independent door to the rear garden, it presents plenty of space for family mealtimes.

The attractive kitchen is fitted with white, shaker-style John Lewis cabinets under oak-block worktops with further limestone flooring and attractive, duck-egg blue tiling. The appliances include an electric oven, halogen hob and dishwasher and there is plumbing for a washing machine.

First Floor: Upstairs there are 2 bedrooms and family bathroom. Bedroom 1 is a large double with bay window, cast-iron fireplace and integral wardrobe. There are attractive glimpses across to Bathwick, from here. Bedroom 2 is another double room to the centre of the property overlooking the rear. The bathroom is very well equipped with a stylish slipper bath, separate shower cubicle, handbasin and WC as well as 2 windows.

Outside: There is a small front garden with Resident's Parking right outside the front door. The stylish rear garden has been completely remodelled by the current owners and now features wonderful, level access from the rear of the house. We lead into a limestone paved courtyard garden with contemporary slatted fencing and delightful southerly aspect. There is the huge bonus of a lockable side gate to the rear alleyway which gives independent access to the front of the property making bike storage and removal of garden items, possible.





APPROX. GROSS INTERNAL FLOOR AREA 936 SQ. FT / 87.12 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property

Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: From the Churchill Bridge Roundabout take the A367 in the direction of Bear Flat. Take the third main left turn onto Holloway and stay left as you go downhill. Turn first left into Magdalen Rd and left again into Park Avenue where the property is on the right.

The property has Leasehold Tenure with a lease length of 370 years remaining and annual Ground Rent of £2.50

