
WentWorth
Estate Agents


THIS WAY UP
Books
FRAGILE
THIS WAY UP
Books

52 Holloway, Bath, BA2 4PU

■ Three bedroom end-of-terrace, requiring full modernisation ■ Open plan living, dining and kitchen ■ Conservatory ■ Front, side and rear gardens ■ Garage and additional allocated parking space ■ Well located, close to local schools ■ Offered for sale with No Onward Chain

Price guide £375,000

Location
Holloway is situated between two sought after neighbourhoods of Widcombe and Bear Flat. Ideally positioned within a short downhill stroll to the City of Bath and Bath Spa Railway Station. Within a few minutes is Bear Flat which has an array of amenities including a Coop store, delicatessen, café, pharmacy and the Bear Pub. There are several parks nearby with Alexandra Park the nearest, famed for skyline views of Bath. Good local schools include Widcombe and Moorlands primaries and Beechen Cliff, Hayesfield and Ralph Allen secondaries.

Internal Description
Entering the property, you step into the living room and dining area. There is a conservatory to the side, with a door from the living room. The kitchen sits at the rear of the property and there is a patio door which takes you out to the rear garden. To the first floor there are two double bedrooms, a single bedroom and a bathroom.

External Description
To the front of the property there is a small garden with an access gate leading to the side and rear gardens. The garden to the side has a pathway leading to the conservatory and there is a grassy bank, which takes you to the rear garden area. This garden has heaps of potential to create terraced levels, perfect for the keen gardener. The garage is to be found in a block to the front of the property and there is an additional allocated parking space.

Additional Information
Tenure - Leasehold
Council Tax Band - C
EPC - D
Ground Rent payable to BANES - £15.00 p.a.
Buildings Insurance - £594.48 p.a.

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

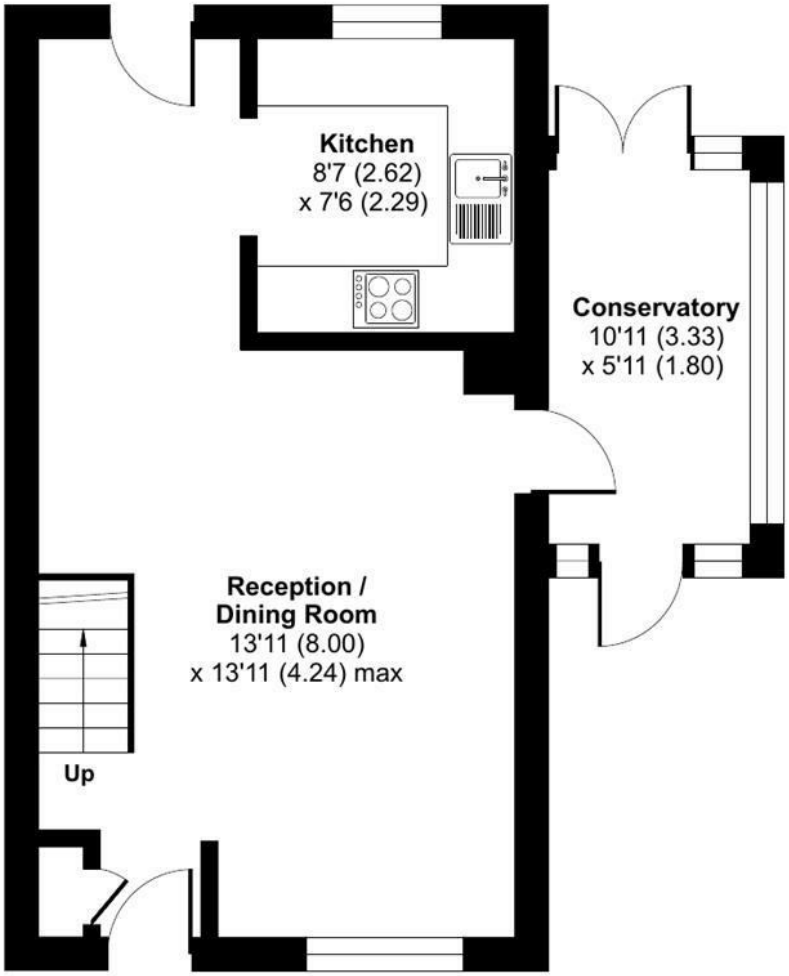
Agents Note
Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

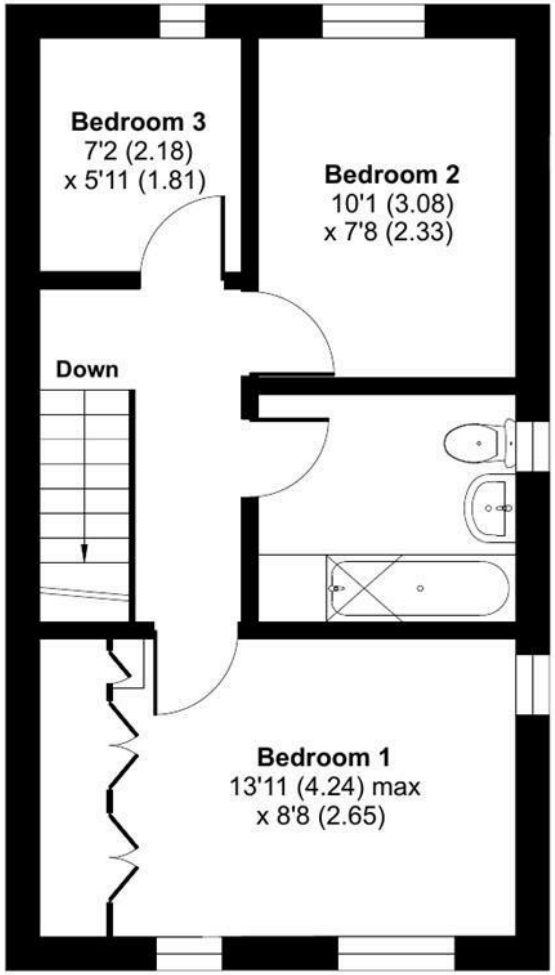
Holloway, Bath, BA2

Approximate Area = 805 sq ft / 74.7 sq m

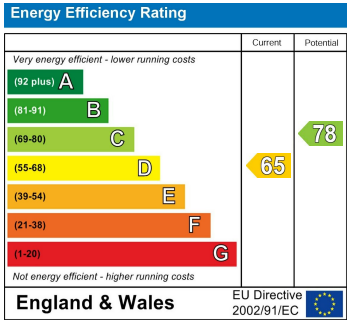
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1486577

WentWorth Estate Agents

















Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

WentWorth
Estate Agents