



WentWorth
Estate Agents



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

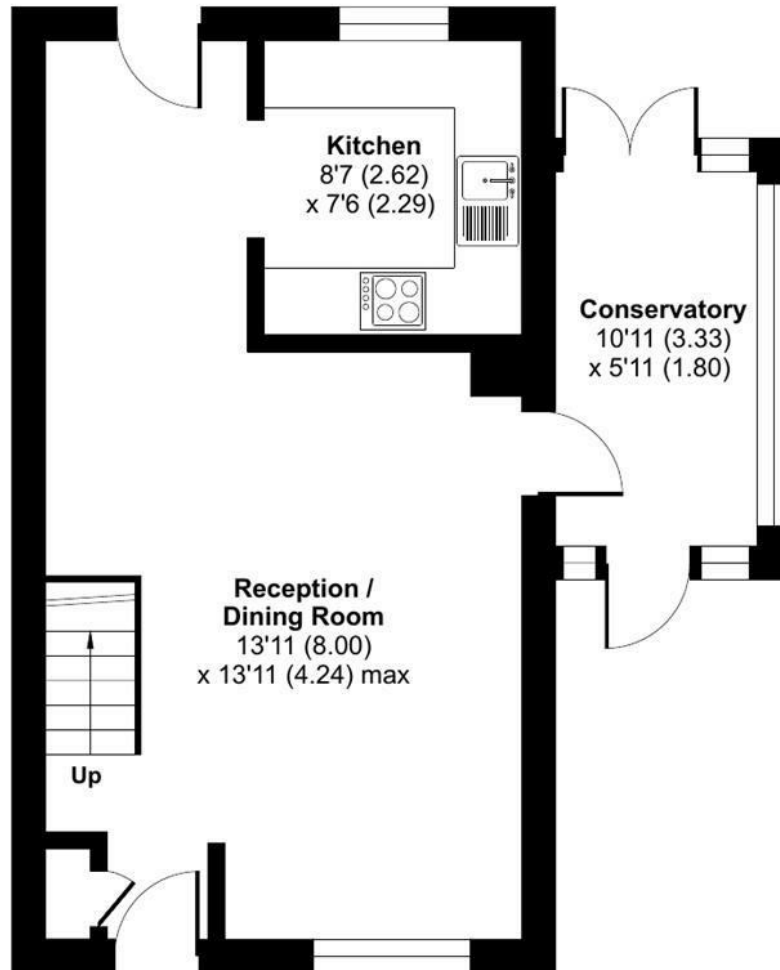
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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.



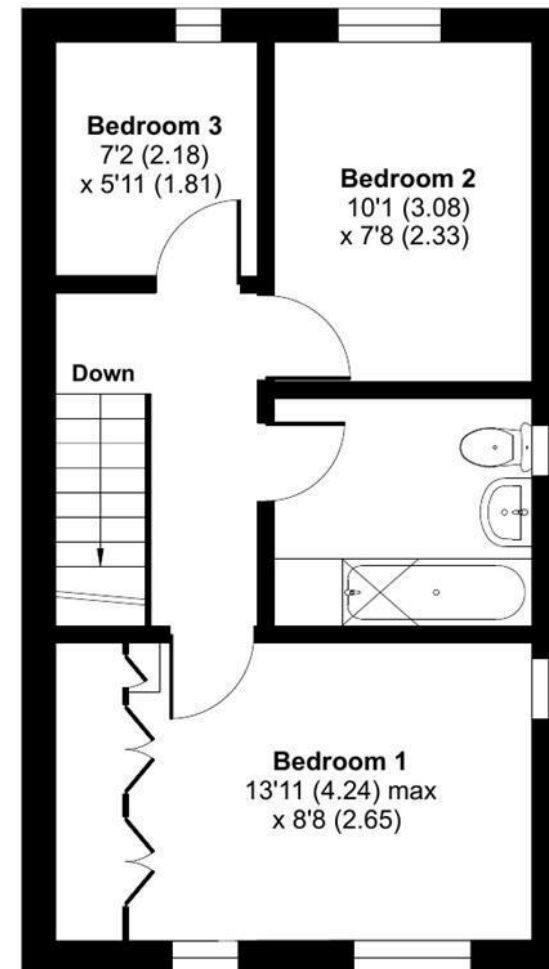
Holloway, Bath, BA2

Approximate Area = 805 sq ft / 74.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

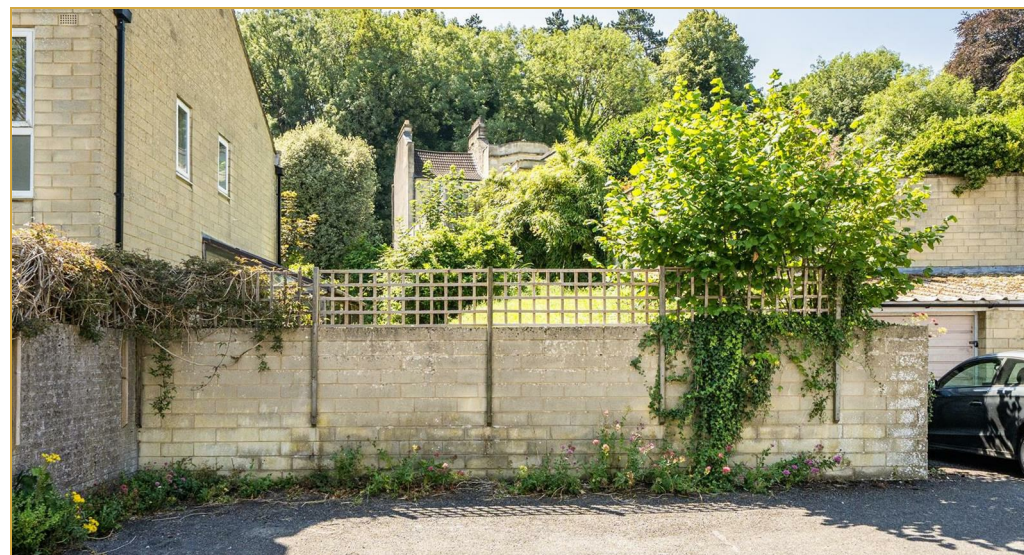


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1486577



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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