



3 Longfellow Avenue, Bath. BA2 4SJ

Asking Price: £755,000



3 bedrooms



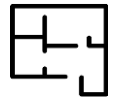
Attractive southernly facing gardens,



No onward chain



Resident's Parking Zone



1311 Sq. ft. / 122 Sq.

The Property

- Spacious and beautifully finished 3-bedroom Edwardian home
- Offering stylish, classical modern design and period features
- Refitted kitchen/ dining room and utility room.
- Remodelled southernly gardens
- Chain free

The Location

- Hugely desirable, award-winning location.
- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill stroll to the city of Bath and a short stroll to Alexandra Park
- Beechen Cliff School - 0.3 miles walk
- Hayesfield School at Upper Oldfield Park – 0.7 miles walk.
- Bath Spa Station – 0.8-mile walk
- Residents' Parking Zone

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





The Property: This wonderful, Poets' Corner family home features crisp contemporary style and a lovely, calming colour scheme. It also benefits from a southerly facing rear garden and very sought-after location in the heart of Poet's Corner, Bear Flat.

Ground Floor: Beginning with the tiled entrance vestibule and hallway, we lead through to the welcoming sitting room featuring a bay window with double glazed sashes, cosy log burner and built-in alcove cabinets. From here, the adjacent reception room is ideal as a gym, office or music room and leads via a new oak door to the utility lean-to. Here, there is invaluable extra storage space with plumbing for utilities, basin and additional door to the rear garden.

The stylish kitchen/dining room is most carefully arranged with an excellent balance of dining and cooking space. A stylish kitchen with durable marine-ply cabinetry in an oak veneer finish, complemented by sleek Corian worktops. Amongst the appliances are an AEG double oven and Neff hob, and the utility room includes a Bosch washing machine.

The dining area features a wonderful bespoke integral banquet seat and includes a beautifully made, made-to-measure oak dining table which can be passed on to the buyers.

Finally, French doors lead directly to the sunny rear garden.



First Floor: Upstairs, the long landing opens to 3 bedrooms (all fitted with uPVC double glazed sash windows) and bathroom.

Bedroom 1 is a generous double room, spanning the full width of the house while alongside, bedroom 2 is also a good-sized double. Bedroom 3 is a generous single and could be used as a small double room if needed. Both bedrooms 2 and 3 have been recently fitted with high-quality, integral wardrobes.

The bathroom comprises a white bath (with shower over) handbasin and WC with recessed spotlights.

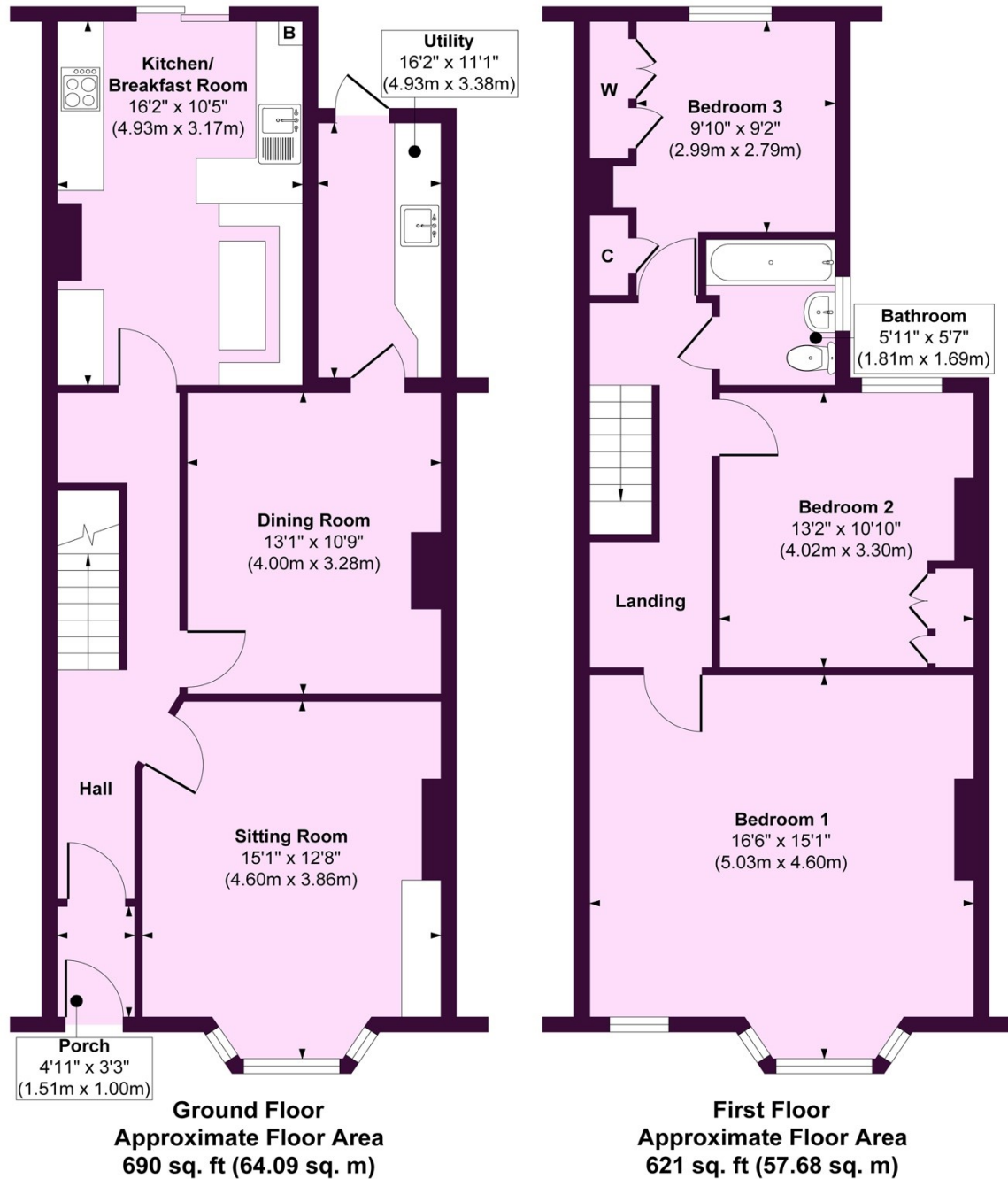


Outside: Both gardens at the property have been attractively landscaped. The front garden is mainly shingled with shrubbed borders and striking Acer tree. To the rear, the garden has a delightful southerly aspect and begins with a 'suntrap' patio seating area leading to a central lawn bordered by fresh white shingle. There are 2 apple trees, bay tree and a good selection of mature shrubs as well as a smart garden shed. Finally, gated access to the rear access lane.

The Location: Longfellow Avenue is located in the heart of Poet's Corner, Bear Flat, just minutes from the City of Bath. Bear Flat features 20 or so thriving shops, cafes and restaurants on your doorstep with a very handy Co-op and Tesco Metro minutes away. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Moorlands, St John's and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. There are many wonderful walks South as far as Widcombe, Combe Down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a delightful location in which to live.

Directions: From the Churchill Bridge Roundabout take the A367 to Bear Flat, cross the traffic lights and take the 4th left onto Longfellow Avenue where number 3 is located at the lower end on the right-hand side.â





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.



APPROX. GROSS INTERNAL FLOOR AREA 1311 SQ. FT / 121.77 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.

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