

whiteley helyar



4,163ft²
including basement



6 double
bedrooms



5 bathrooms



driveway
parking

Guide Price £ 2,300,000

11 Marlborough Lane, Bath, BA1 2NQ

A fabulous semi-detached Edwardian house occupying a most convenient, sought after and central position, enjoying a pleasing open outlook in front, over allotments. Re-modelled, extended and refurbished to the most exacting standards, the property offers fabulous, particularly spacious and stylish accommodation, together with a large level garden and driveway parking - so rare in this location.

ACCOMMODATION

lobby	study
entrance hallway	snug
dining room/study	cloakroom
living room	cellar
kitchen dining room	six double bedrooms
utility room and pantry	master bedroom with dressing room and en-suite bathroom
boot room	four further en-suite bathrooms

EXTERNALLY

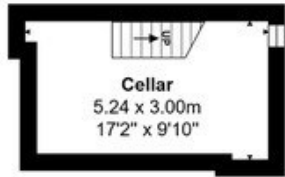
The house stands in large attractive enclosed gardens comprising a level lawn, a wide selection of shrubs, mature bushes, trees and flower beds together with a paved sun terrace. To the side and front of the house is a driveway providing off road parking for 2/3 cars.

LOCATION

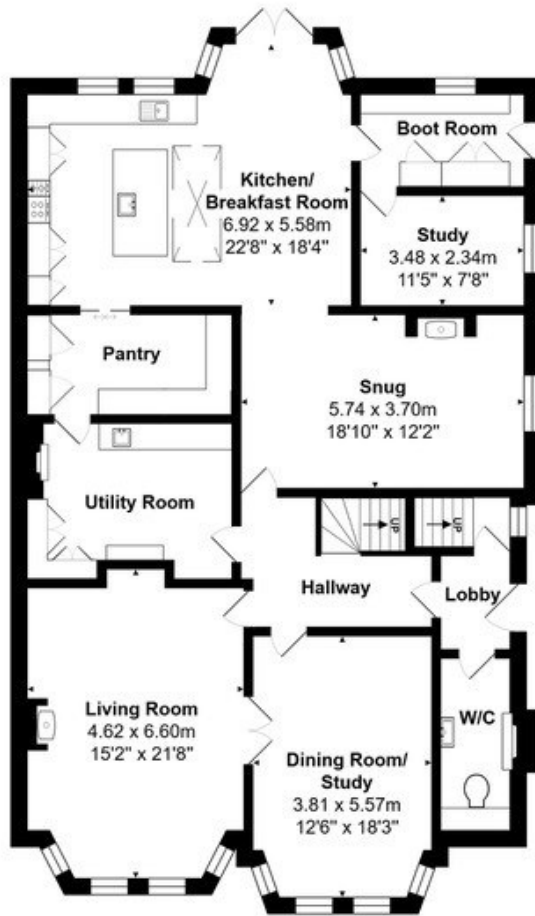
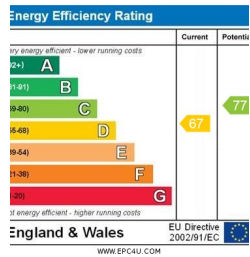
11 Marlborough Lane occupies a very handy and popular position. It sits just below Royal Crescent and Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf pitch and putt and extensive children's play area) and is within ½ mile of the very heart of the city. The property is well placed for access to fantastic local schooling as well as access to the countless shops and amenities in the centre with 'local' shops also available nearby in St James's Square and on Brock Street.



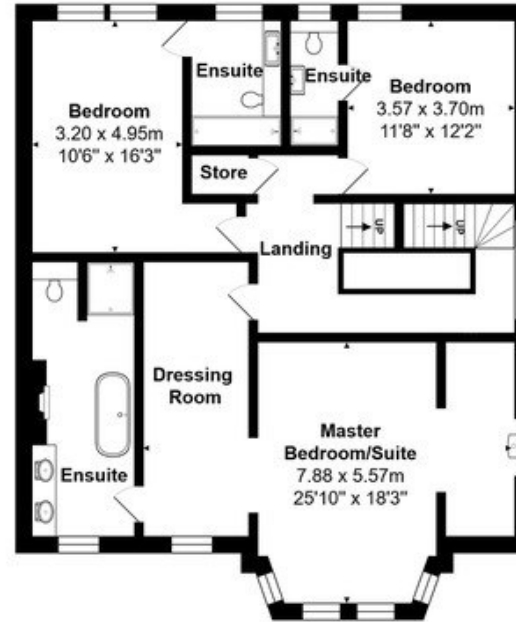




Basement

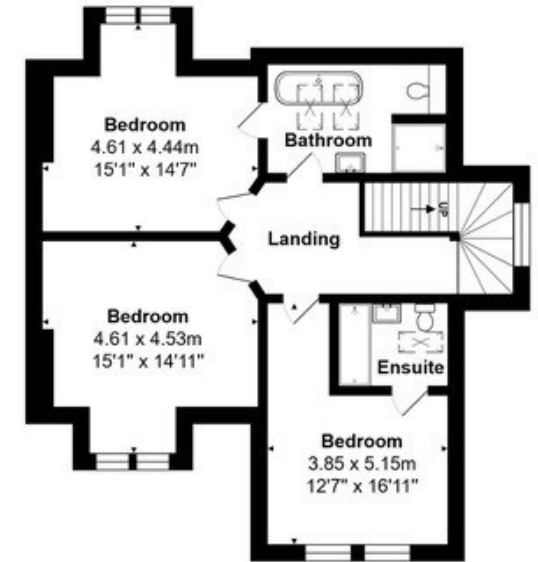


Ground Floor



First Floor

Tenure - Freehold
Council Tax - 'D' £ 2,325.27 (26/27)



Second Floor

Total Area: 386.8 m² ... 4163 ft²

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. (Not drawn to scale)

