



📍 374 WellsWay, Bath, BA2 5RN

📄 Auction Guide £165,000

- For Sale by Online Auction
- Thursday 27th August 2026
- Lot 21
- Guide Price £165,000+

🏠 Freehold

📊 EPC Rating D



LOT 21
FOR SALE BY ONLINE AUCTION
THURSDAY 27th AUGUST 2026
GUIDE PRICE £165,000+

Attractive Grade II listed 2 Bedroom semi-detached house for modernisation and within easy reach of Bath city centre with its numerous amenities. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and bathroom. On the first floor; landing and 2 bedrooms. The property has gas heating and timber windows.

To the front are steps and a pathway to the front door and gated side access. The rear garden is fully enclosed with pathway and mixture of bushes. On street parking is available nearby on a 'first come first served' basis.

what3words:///tribal.inches.admiral

For further information please go to our auction site.

Situation

Bath is one of the United Kingdom's most renowned and architecturally significant cities, designated a UNESCO World Heritage Site and celebrated for its exceptional Georgian architecture, Roman heritage and vibrant cultural scene. The city offers an outstanding blend of historic character and modern amenities, making it one of the South West's most desirable locations for residential and investment property.

The city provides an extensive range of shopping, dining and leisure facilities, including independent boutiques, national retailers, acclaimed restaurants, cafés, theatres and museums. Bath also benefits from excellent educational establishments, healthcare facilities and a thriving business community, attracting professionals, families and visitors alike.

Bath enjoys excellent transport links, with a mainline railway station offering regular services to London Paddington, Bristol Temple Meads and South Wales. The nearby A4 and A36 provide convenient road access to Bristol, the M4 motorway and the wider South West.

The city is home to an array of internationally recognised attractions, including the Roman Baths, Bath Abbey, the Royal Crescent, The Circus and the Thermae Bath Spa, together with beautiful parks, riverside walks and a vibrant calendar of cultural events throughout the year. The surrounding countryside, including the Cotswolds National Landscape and the Mendip Hills National Landscape, is easily accessible.

Combining world-renowned heritage, exceptional amenities, excellent transport connections and a strong and diverse property market, Bath continues to be one of the country's most sought-after locations for owner-occupiers, investors and developers alike.

Viewings

To arrange a viewing, contact: Corsham Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

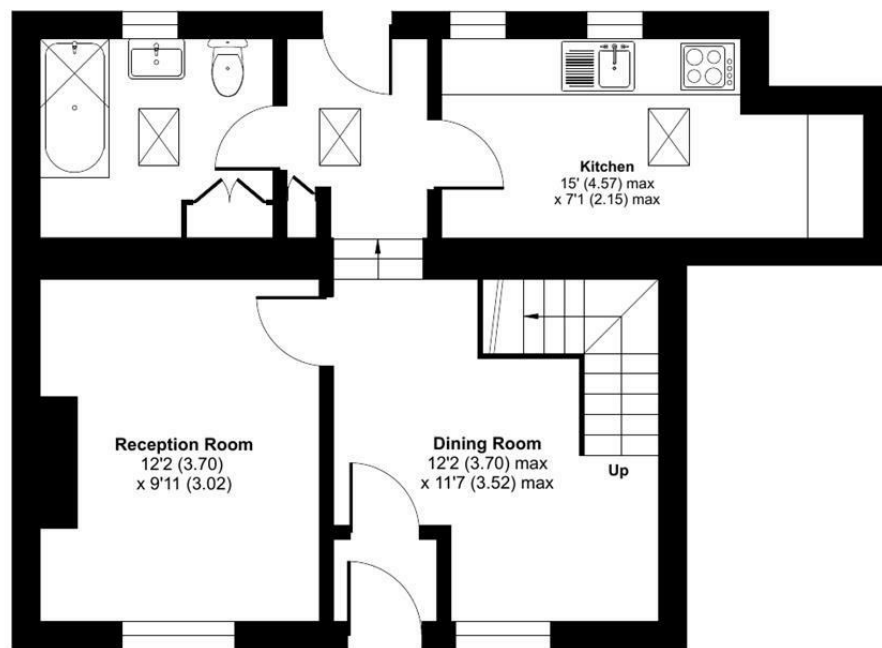
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



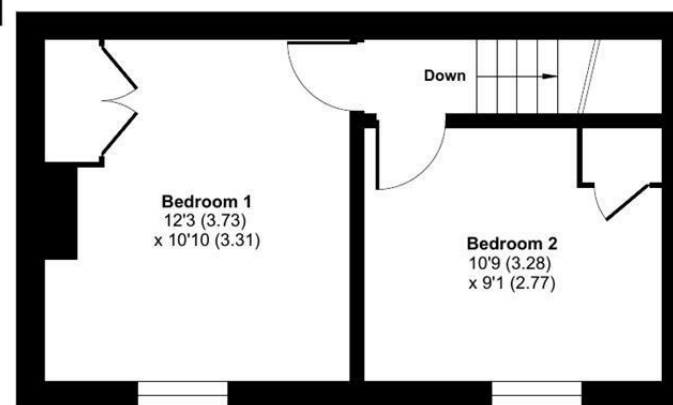
Wellsway, Bath, BA2

Approximate Area = 759 sq ft / 70.5 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). © nitchecom 2026. Produced for Strakers. REF: 1430574

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