



Park Road, Bath BA1 3EE
For Sale - £825,000



Top quality four bedroom and two bathroom modern townhouse, built 2003, in a quiet off-road position in this sought-after location. Just around the corner from a good range of shops and amenities on Chelsea Road. Spacious and refined accommodation over three floors, and with the great benefit of having a garage and parking space to the rear. All superbly presented for sale and ready to move into.



Entrance Hall

Features

Gas central heating | Double glazed windows | Well designed accommodation with good storage space and built-in wardrobes | Sunny West-facing rear garden | Garage (5.30m x 2.60m) and parking space immediately to the rear | Use of a gated communal garden in neighbouring Horstmann Close (Annual Service Charge payable) | Quartz worktop and tiled floor in kitchen | Underfloor electric heating in en-suite bathroom and kitchen | Shutters in all bedrooms | Downlights throughout the house | Wooden floors in lounge and entrance hall | Garden has lighting in decking and on fencing on a timer setting.

Location

Newbridge is a very popular district on the western side of the city. It offers a good primary (Newbridge) and secondary (Oldfield) school and is also home to many of Bath's medical professionals due to its proximity to the Royal United Hospital and Newbridge surgery. Shops and amenities on Chelsea Road included a bakery, gourmet café, hairdressers, charity shop, florist, hardware store, deli, pizza restaurant, Spar convenience store, green grocer and bicycle shop.

Tenure

Freehold

Council Tax

Band E



Arrange a viewing

01225 443322

www.wildandlye.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area 125.3 sq.m. (1,348 sq.ft.) approx

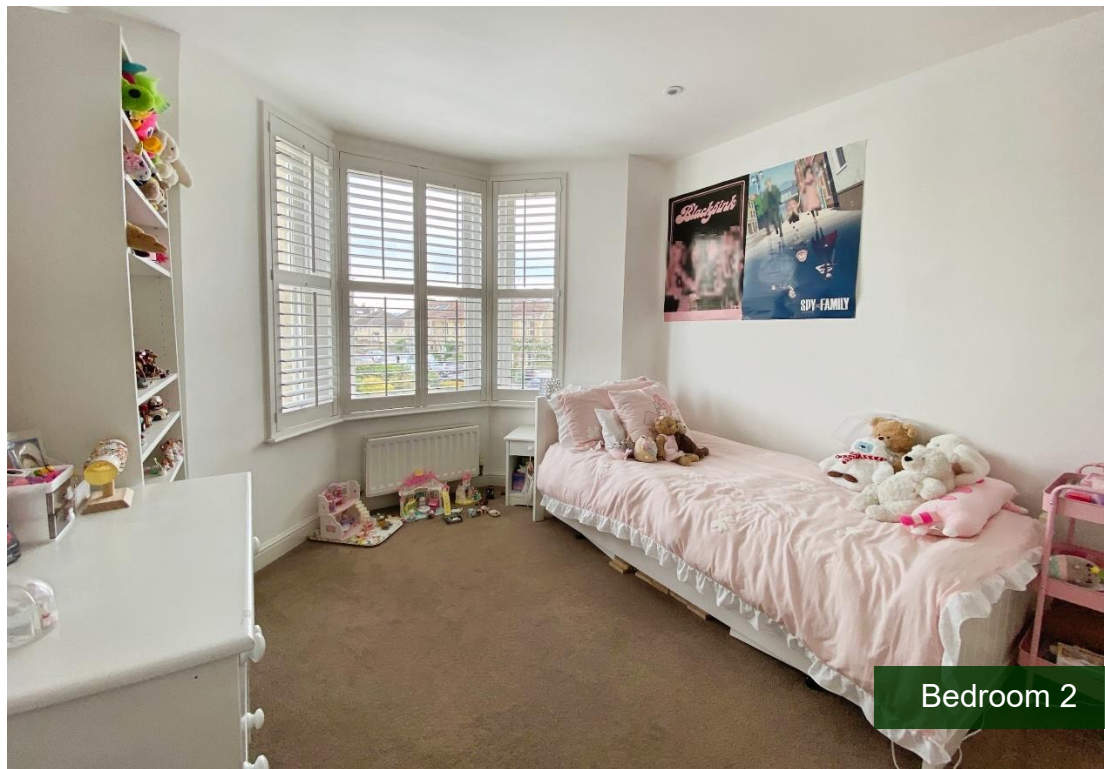
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Bedroom 1



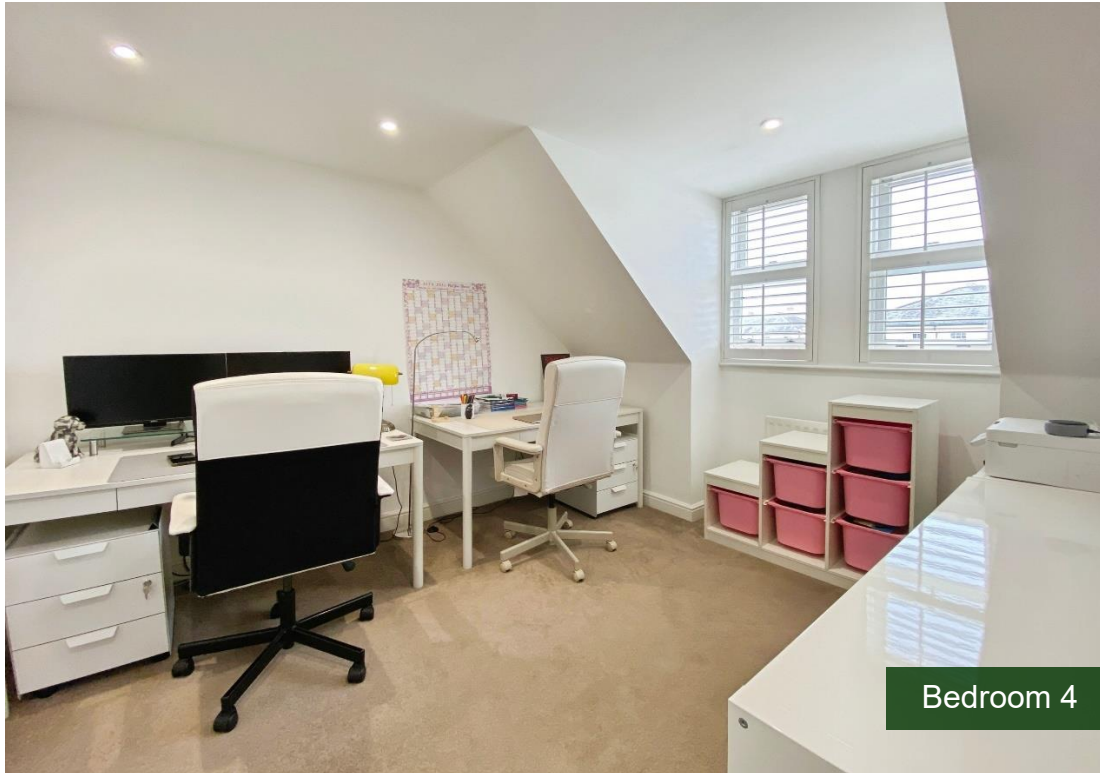
En-suite Bathroom



Bedroom 2



Bedroom 3



Bedroom 4



Top Floor Bathroom



Rear