

whiteley helyar



1,625 ft²



4 double
bedrooms



2 bathrooms



parking permit
available

Guide Price

£850,000

3 St. James's Park, Bath, BA12SS

A particularly substantial and solidly built 1930's semi-detached house most pleasantly located in a highly sought after and peaceful road on the edge of the city centre. This bright and spacious house offers versatile accommodation arranged over three floors and enjoys a fine open outlook across Bath.

ACCOMMODATION

entrance hall
cloakroom
sitting room
dining room currently used as bedroom
kitchen breakfast room
four double bedrooms
family bathroom
en-suite shower room
gas central heating system

EXTERNALLY

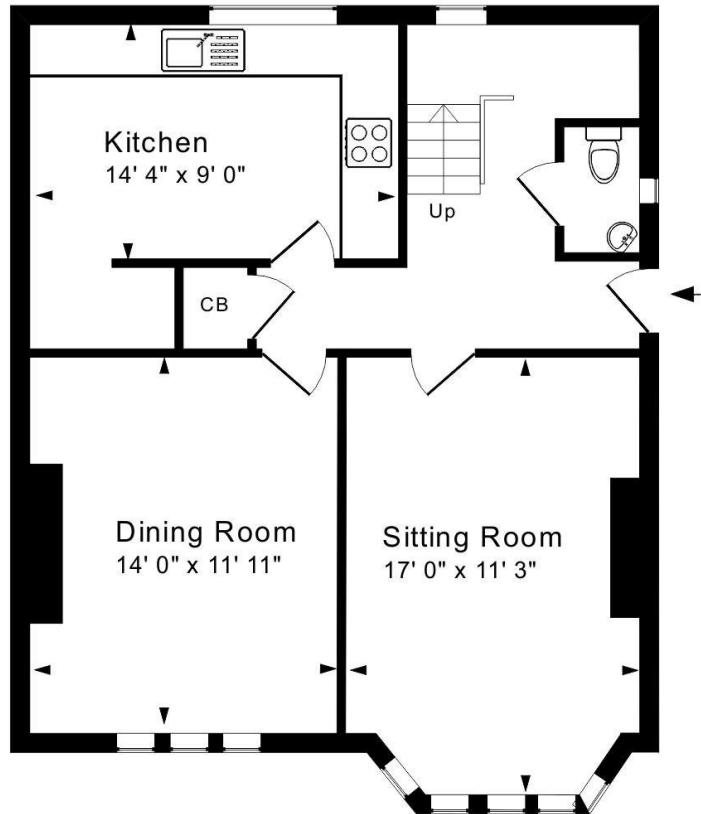
The front garden is planted to bushes and shrubs with steps and pathway leading to the side door. The rear garden has been landscaped creating two good usable levels; a generous terrace providing space to entertain and an area of lawn, both enclosed by timber fencing.

LOCATION

The house occupies a very convenient, quiet location, just a very short walk from the various shops and amenities in Julian Road, St James's Square and the heart of the city beyond. Royal Victoria Park with its Botanical Gardens and wonderful children's play area, is also close by, whilst swift access to the M4 is available without having to cross the city.

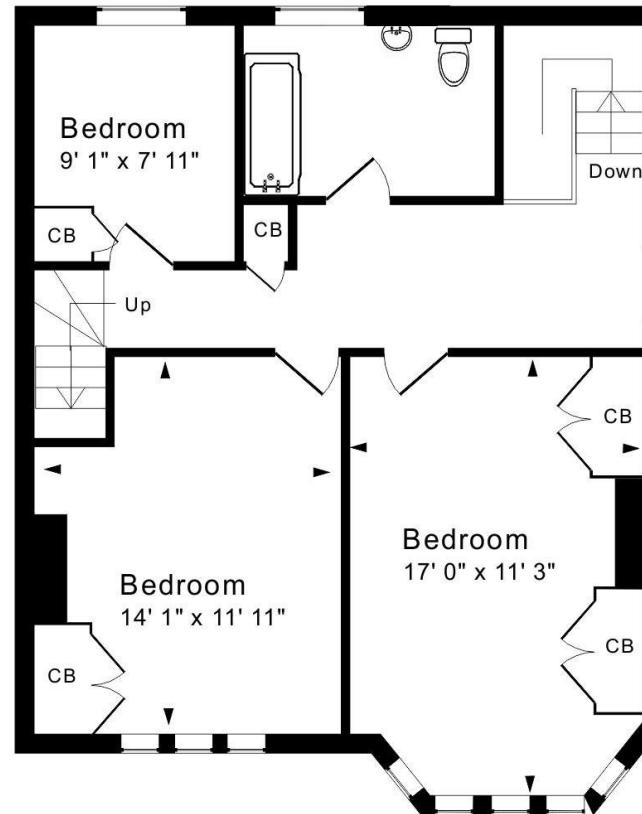




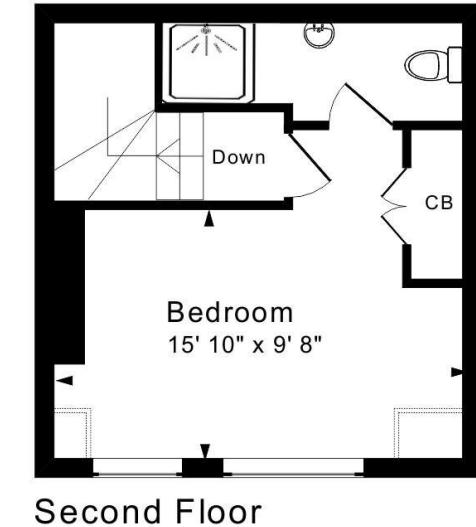


Ground Floor

Approx. Gross Internal Floor Area 1,625 Sq. Ft. / 151 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0867
 3 St James Park, Bath, BA1 2SS.



First Floor



Second Floor

Tenure: Freehold
 Council tax band: 'E' = £2,706.67

