



Henrietta Gardens, Bathwick, Bath, BA2 6LZ

Offers In Region Of £800,000

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Henrietta Gardens, Bathwick, Bath, BA2 6LZ

Located on the highly revered Henrietta Gardens, a wonderful part of the city surrounded by beautiful historical gardens and a short walk into the city. No 4 Henrietta Gardens, a detached house dating back to 1960 is a renovation opportunity to make a home with parking of your own vision in this select area.

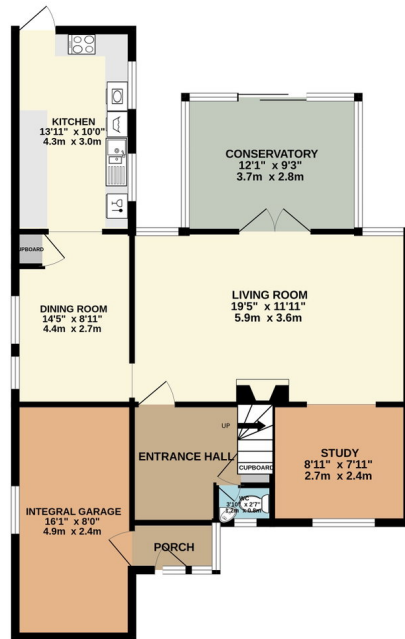
The property has a versatile layout with three reception rooms downstairs, as well as a modern kitchen, conservatory, cloakroom, porch and entrance hall. The first floor provides three bedrooms and a bathroom. There is an integral garage which many will knock thought to create more accommodation. The front garden can be opened up into large area for parking. The rear gardens are large enough and once landscaped will be wonderful.

Seldom do detached properties become available in this area so come along and check it out to see if this could be the right home for you.

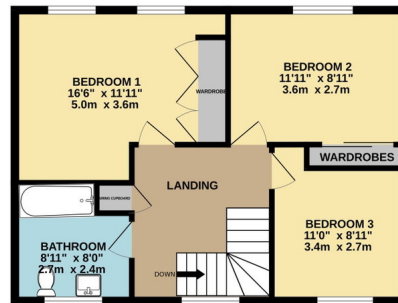
Quote Reference NF0664 To arrange Your Viewing



GROUND FLOOR



1ST FLOOR



Porch

2.44m x 1m (8'0" x 3'3")

Double glazed door to the front aspect with double glazed windows to the front and side aspect, side access door to the garage and tiled flooring.

Hallway

Wooden door and obscure double glazed window to the front aspect, stairs leading to the first floor, under-stairs storage cupboard housing the consumer unit and meters, radiator and wooden flooring.

Cloakroom

1.51m x 0.72m (4'11" x 2'4")

Obscure double glazed window to the front aspect, corner wash hand basin and a low level WC.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

5.92m x 3.63m (19'5" x 11'10")

Double glazed French doors and windows to the rear aspect, access door way to the dining room and opening into the study, fire place with stone surround, tiled hearth and an inset gas fire, radiator and exposed wooden floorboards.

Study

2.72m x 2.41m (8'11" x 7'10")

Double glazed window to the front aspect, shelving and a radiator.

Conservatory

3.68m x 2.83m (12'0" x 9'3")

Double glazed sliding doors to the rear aspect,



Dining Room

4.4m x 2.73m (14'5" x 8'11")

Two double glazed windows to the side aspect, opening into the kitchen and door way into the living room. Cupboard with shelving, radiator and wooden floorboards.

Kitchen

4.25m x 3.05m (13'11" x 10'0")

Door with obscure double glazing to the rear aspect, double glazed windows to the side aspect, recessed spot lights, a range of wall and base units, laminate splash backs and work surfaces, stainless steel sink/drain unit with a mix tap over. There is a range of fitted appliances such as an electric oven, induction hob with an extractor hood over, slim line washing machine, washing machine and tumble dryer. There is space for a fridge/



Bedroom One

5.03m x 3.64m (16'6" x 11'11")

Double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Two

3.64m x 2.72m (11'11" x 8'11")

Double glazed window to the rear aspect, fitted wardrobes, radiator and a television aerial.

Bedroom Three

3.35m into the door recess x 2.72m (10'11" x 8'11")

Double glazed window to the front aspect, fitted wardrobes and shelving with a radiator.



Bathroom

2.73m x 2.43m (8'11" x 7'11")

Obscure double glazed window to the front aspect, partially tiled walls, radiator and cork tiled flooring. There is a pink three piece suite comprising of a bath with a folding shower screen and electronic shower over, pedestal wash hand basin and a low level WC.

Garage

4.89m x 2.44m (16'0" x 8'0")

Up and over electronic door to the front aspect, single glazed window to the side aspect and an access door from the porch, power and light, wall mounted Ideal boiler, gas meter and concrete flooring.

Driveway

Rear Garden

9.24m to the kitchen extension wall x
8.57m (30'3" x 28'1")

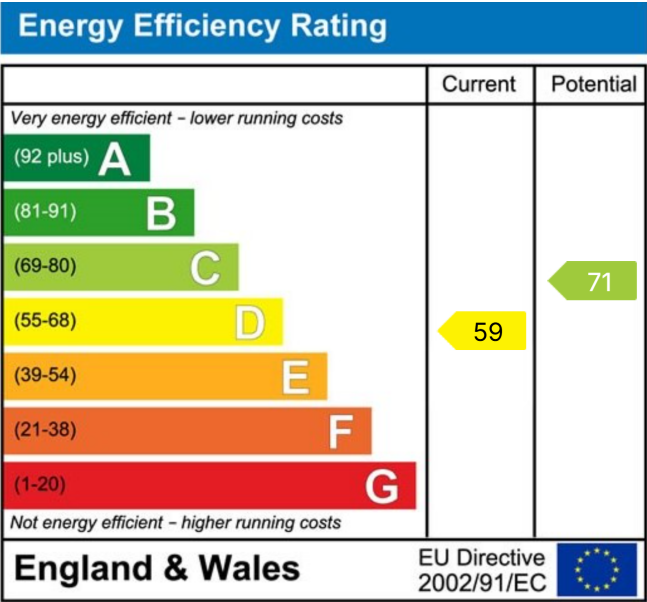
The garden is easterly facing and has some borders of wooden fencing and some have been removed. There is patio area, shrubs and in need of a cutting back as it is presently over grown.

Front Garden

There is a wall and hedge surround with an opening for the driveway, the garden has been brush cut back in readiness for the next owners to take over.

Agents Notes

Kindly note some items mentioned or seen in







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