



WentWorth
Estate Agents



26A Avondale Road, Bath, BA1 3EG

▪ Rare one-bedroom freehold house ▪ End of terrace position ▪ Bright and well-proportioned reception room ▪ Replacement kitchen installed in 2021 ▪ New entrance hall flooring and reception room carpeting ▪ Double bedroom with extensive built-in storage ▪ Useful additional ground-floor storage ▪ Private rear outside seating area ▪ Close to Chelsea Road, Oldfield Park station and the Bristol and Bath Railway Path ▪ Virgin Media connected with ultrafast broadband available

Price guide £270,000

Location

Avondale Road is situated on the north-western side of Bath, within the popular residential area of Newbridge and approximately two miles from the city centre. The independent shops and amenities of Chelsea Road are close at hand, offering a good selection of cafés, food shops and everyday services, whilst further facilities can be found along Newbridge Road. Royal Victoria Park and the Royal United Hospital are also within easy reach. Bath is internationally renowned for its Georgian architecture and Roman heritage and is designated a UNESCO World Heritage Site. The city offers an excellent range of shopping, restaurants, cafés and cultural attractions, including the Theatre Royal, the Roman Baths, Bath Abbey and numerous museums and galleries. The surrounding countryside provides extensive opportunities for walking, cycling and other outdoor pursuits. The city is also well served by a range of highly regarded schools, together with the University of Bath and Bath Spa University. Oldfield Park railway station is conveniently located for local and regional services, including connections towards Bristol and Bath Spa. Bath Spa railway station provides regular mainline services to Bristol, London Paddington and destinations further afield. The M4 motorway is accessible to the north of the city via Junction 18. For those travelling on foot or by bicycle, the Bristol and Bath Railway Path can be accessed towards the lower end of Avondale Road, providing a largely traffic-free route towards the city centre and westwards towards Bristol. The property is also well positioned for routes out of Bath towards Bristol and the surrounding countryside.

Internal Description

This particularly spacious one-bedroom end-of-terrace house offers well-proportioned accommodation arranged over two floors. Combining the independence and character of a house with accommodation more generous than might typically be expected of a one-bedroom property, it provides a well-balanced and individual home. The front door opens into a generous entrance hall with an impressive ceiling height and useful built-in storage, providing ample space for coats, bicycles and everyday belongings. New flooring has been laid within the entrance hall, while double doors lead through to the principal living space. The main reception room is bright and well proportioned, with large windows to the front and side allowing excellent levels of natural light. There is sufficient space to create clearly defined sitting, dining and home-working areas, with a fireplace providing an attractive focal point and the generous ceiling height further enhancing the sense of space. New carpeting has also been fitted during the current ownership. The kitchen is positioned just off the reception room and was replaced in 2021, with a practical arrangement of fitted units, work surfaces and space for a range of appliances. To the rear of the ground floor is a further lobby providing access to the outside, the shower room and an additional storage cupboard housing the boiler and providing space for a washing machine. The shower room has been efficiently arranged and incorporates further useful storage. A notably generous staircase rises to the first floor, where the landing offers additional usable space and has previously accommodated shelving and book storage. The bedroom occupies the upper floor and is a well-proportioned double room, benefitting from extensive built-in wardrobes and cupboards together with further eaves storage.

External Description

To the rear of the property is a small private outside area, providing sufficient space for a table and chairs and creating a pleasant spot for sitting outside during the warmer months. Being positioned at the end of the terrace, the property also benefits from windows to more than one elevation, contributing to the particularly good levels of natural light within the main living accommodation.

Additional Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: E (54)

Listed Status: Not Listed

Parking: On-Street Parking

Broadband: Virgin Media currently connected. Ultrafast broadband is available, with Ofcom indicating download speeds of up to 1,000 Mbps and upload speeds of up to 100 Mbps

Mobile Coverage: EE, O2 and Vodafone – good outdoor and in-home coverage; Three – good outdoor coverage

Local Authority: Bath & North East Somerset Council

Agents Note

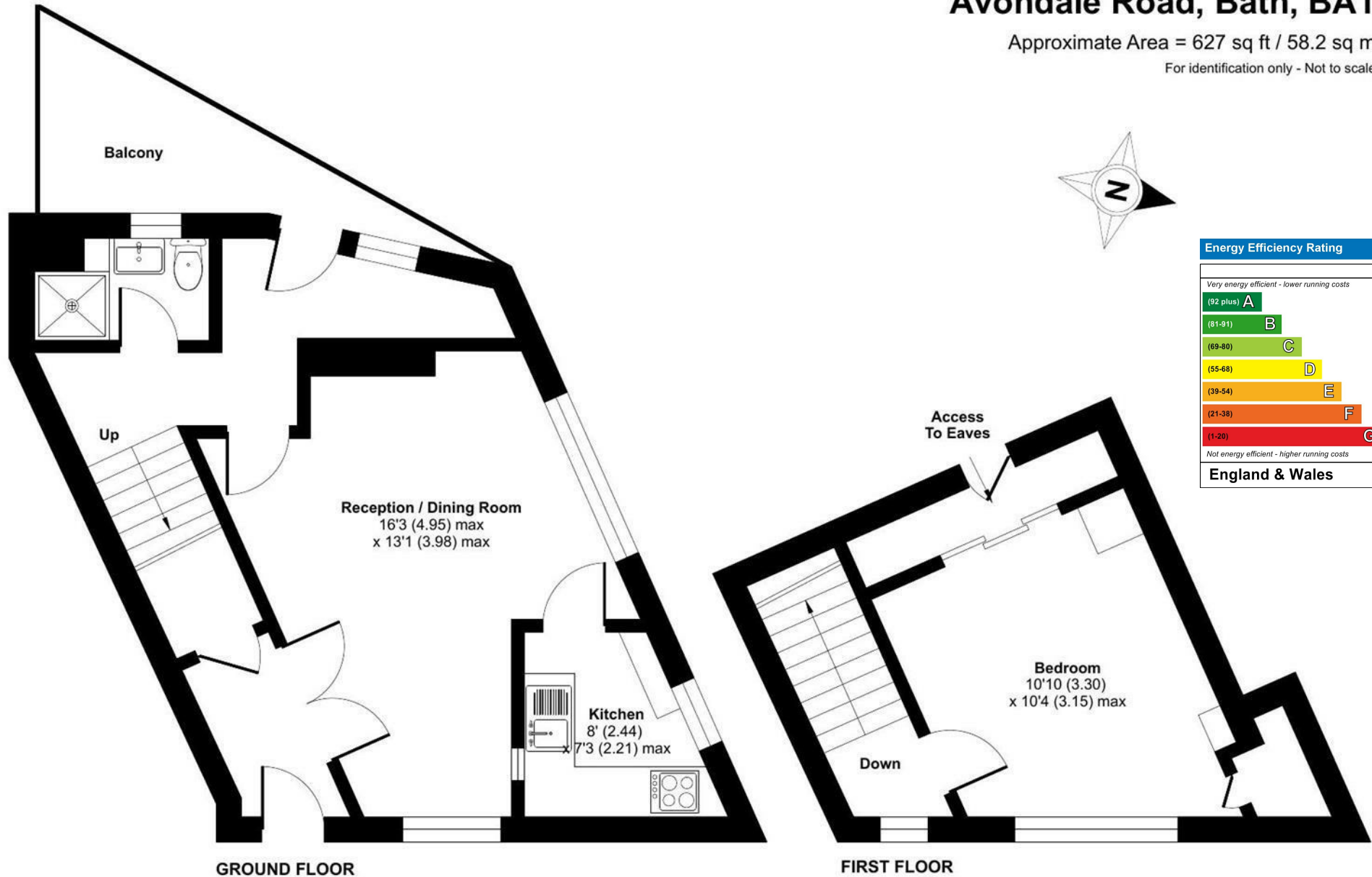
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers should obtain verification from their Legal Advisor or Surveyor. All stated measurements are approximate and any floor plans are provided for guidance purposes only. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents and prospective purchasers should obtain verification from their Legal Advisor.

At the time of marketing, Bath & North East Somerset Council is considering proposals for a new Residents' Parking Zone covering the Locksbrook Road area, including Avondale Road. The formal consultation has concluded, although a final decision on implementation has yet to be made. Prospective purchasers are advised to make their own enquiries with Bath & North East Somerset Council regarding the current status of the proposals and any future parking or permit arrangements.

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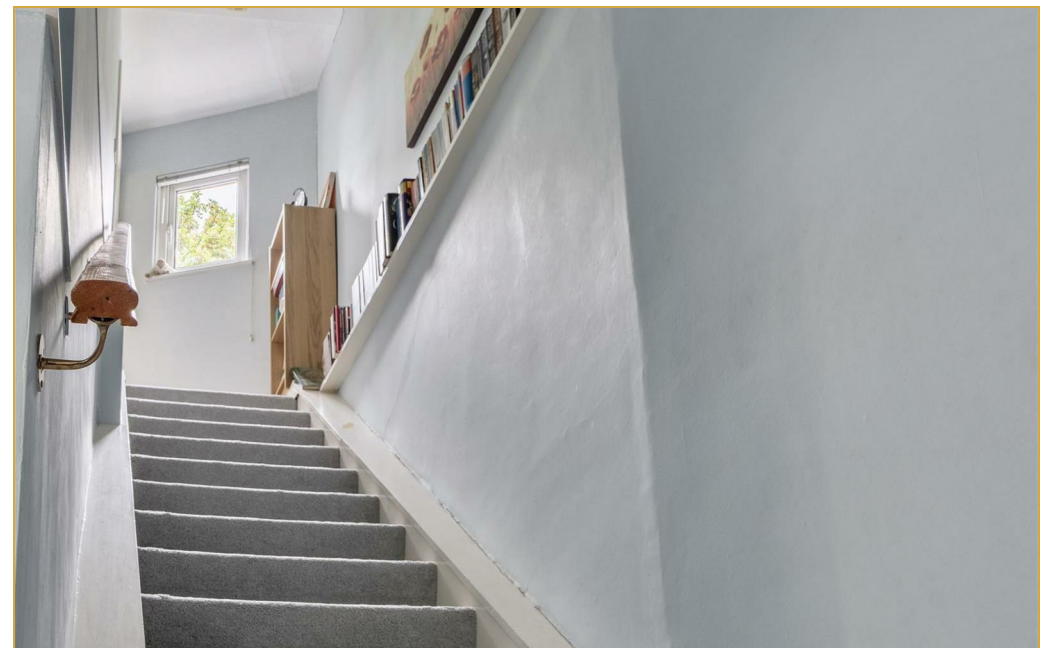
Approximate Area = 627 sq ft / 58.2 sq m

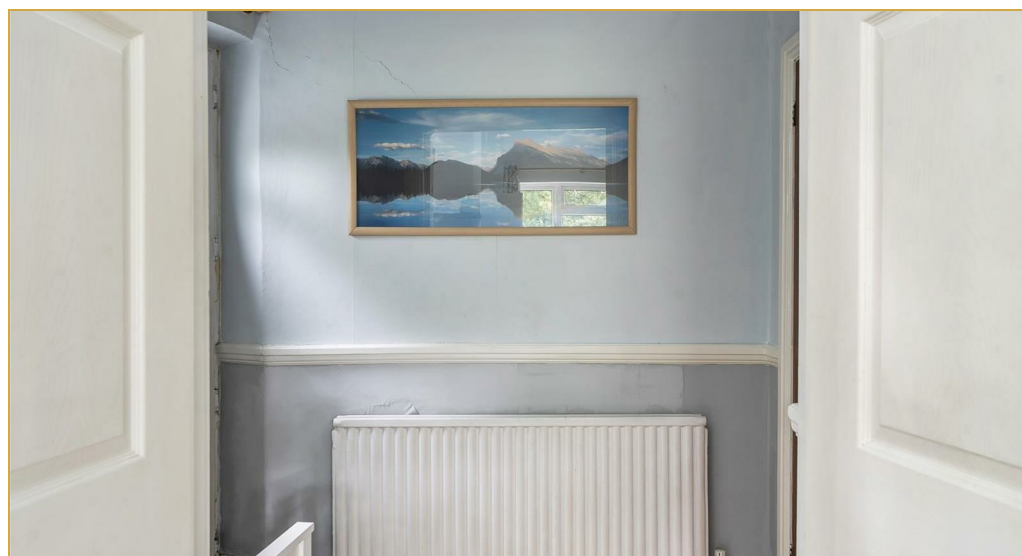
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1511278.







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