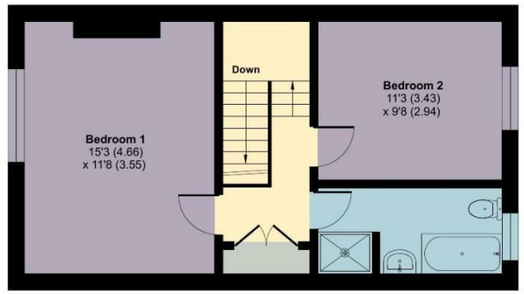
FLOOR PLAN:

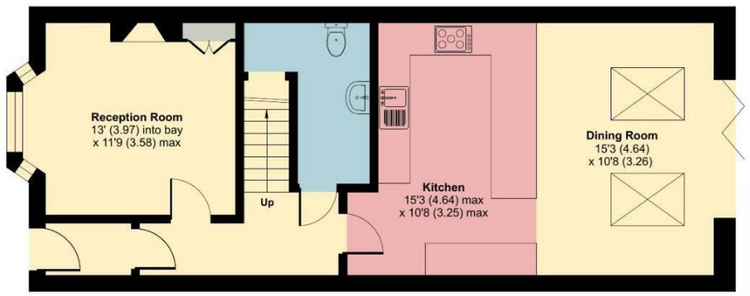
Avondale Road, Bath, BA1

Approximate Area = 1089 sq ft / 101.1 sq m

For identification only - Not to scale



FIRST FLOOR

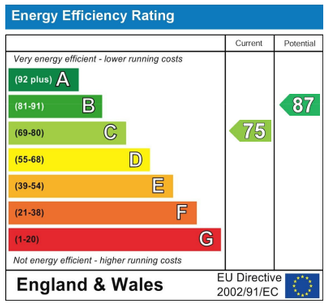


GROUND FLOOR

ZEST PROPERTY GROUP

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys & Co inc. Zest Property Group. REF: 1524779

EPC CHART:



ZEST PROPERTY SERVICES

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



5, Avondale Road, Bath, BA1 3EG

2 Bedroom House - Terraced

Offers in excess of £450,000

- Mid-Terrace Period Home With No Onward Chain
- Two Double Bedrooms & Sleek Family Bathroom
- Situated In A Popular Residential Location
- Reception Room, Open Plan Kitchen Dining Living Room & Utility Cloakroom
- Level Low Maintenance Rear Garden
- Freehold, EPC Rating C, Council Tax Band C

DETAILS

A handsome two double bedroom, extended period home coming to the market with No Onward Chain. The property boasts well balanced light accommodation over two floors along with enclosed level gardens.









DESCRIPTION

On entering the property you are greeted by a lovely entrance hall with stairs leading up to the first floor. Off to the left is a spacious bay fronted sitting room with feature fireplace and bespoke cabinetry. To the rear of the ground floor is a fantastic open plan extended kitchen dining and living room with bi-fold doors out to the level rear garden. The kitchen offers a range of base units with inset sink unit and cooker point with extractor over. The ground floor is completed by a good size utility and cloakroom.

On the first floor there are two well proportioned double bedrooms and a sleek four piece family bathroom comprising of a bath, walk in shower, sink unit and W.C. Externally to the rear you benefit from an enclosed level garden bounded by fencing.

LOCATION

Newbridge is a popular residential area situated approximately 1.5 miles west of Bath city centre, offering an attractive combination of local convenience, green open spaces and excellent access to the wider city. The area is centred around Chelsea Road, which provides a useful selection of independent shops, cafés, restaurants and everyday amenities, while further facilities can be found along Newbridge Road and Newbridge Hill. The River Avon and its riverside walking and cycling routes are close by, providing a pleasant connection towards the city centre and surrounding countryside, while Royal Victoria Park and the Royal United Hospital are also within easy reach. Newbridge benefits from regular bus services into Bath, convenient access to the A4 towards Bristol and the Newbridge Park & Ride facility. Bath itself is a renowned UNESCO World Heritage city, celebrated for its Georgian architecture, historic Roman Baths, attractive parks and vibrant range of shops, restaurants and cultural attractions. With its combination of historic character, excellent amenities and access to beautiful surrounding countryside, Newbridge provides a well-connected setting for enjoying both the convenience of modern city living and the distinctive character of Bath.



