



6 Warwick Road

Bath BA1 3EB

Monthly Rental Of £2,250



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Spacious four bedroom period property

Walking distance to City Centre

Double glazing

First floor bathroom

Close to Local amenities on the Desirable Chelsea Road

Gas central heating

Downstairs Wet room

Enclosed rear garden

This spacious three bedroom period property is situated within the popular Newbridge area of Bath, conveniently located for the Royal United Hospital and local amenities. The versatile accommodation includes a kitchen/breakfast room, dining room, separate lounge which could alternatively be used as a fourth bedroom, three first floor bedrooms, study, bathroom and ground floor wet room, making the property particularly well suited to families or professional sharers. Further benefits include an enclosed rear garden with brick-built storage shed, with on-road permit parking available.

Situation

Warwick Road is situated within the popular Newbridge area of Bath, conveniently positioned for a good range of everyday amenities. Chelsea Road is close by, offering a selection of independent shops, cafés and food outlets, while the Royal United Hospital (RUH) is also within easy reach. The property is also well placed for access into Bath city centre, with its extensive range of shops, restaurants, bars and leisure facilities, making this a particularly convenient location for those wishing to enjoy the city while living slightly away from the centre.

The property comprises

Ground Floor

Entrance Hall

With stairs leading to the first floor

Lounge/Bedroom 4 *13' 5" x 12' 10" (4.08m x 3.92m)*

With wooden flooring, radiator, feature fireplace and PVCu double glazed bay window to the front.

Dining Room *12' 10" x 10' 10" (3.90m x 3.29m)*

With wooden flooring, radiator and feature fireplace,

Kitchen/Breakfast Room *16' 11" x 15' 11" (5.16m x 4.86m)*

With a range of eye level and base units, worktops with tiled splash backs, range cooker with extractor hood over, integrated dishwasher, fridge and freezer, PVCu double glazed window to the rear and PVCu door to the rear garden.

Wet room

With power shower, hand basin and W.C.

First Floor

Landing

Bedroom 1 *12' 10" x 9' 10" (3.92m x 2.99m)*

With two built in wardrobes, feature fireplace and PVCu double glazed bay window to the front.

Bedroom 2 *12' 10" x 10' 10" (3.91m x 3.31m)*

With feature fireplace and PVCu double glazed window to the rear.

Bedroom 3 *9' 5" x 5' 10" (2.86m x 1.79m)*

With PVCu double glazed window to the front.

Study *8' 10" x 6' 5" (2.70m x 1.96m) max*

With PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower over, hand basin and W.C and obscured PVCu double glazed window to the rear.

Externally

To the rear of the property is a pretty enclosed garden with brick built shed. On road permit parking is available to the front of the property.

Council tax

The property is in council tax band D.

Energy performance

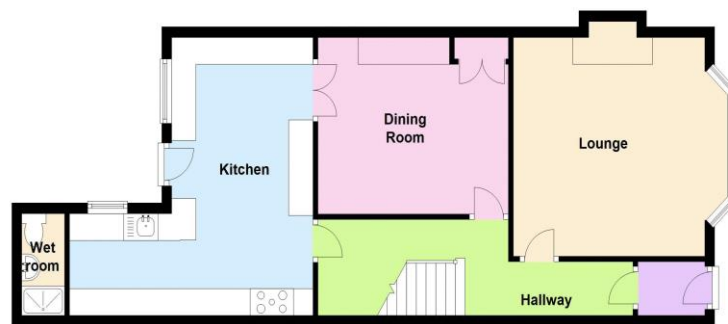
The current EPC rating is D (65)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.



Ground Floor



First Floor

