

# whiteley helyar



1,195 ft<sup>2</sup>



3 double  
bedrooms



bathroom & en-  
suite shower room



driveway  
parking for  
four cars

Guide Price                      £850,000

12 Lascelles Avenue, Bath, BA2 6FB

A wonderful three double bedroom, 2018 built family home with off-street parking for several cars, in this prestigious development just to the southwest of the city centre. With underfloor heating across the ground floor, both the spacious sitting/dining room and kitchen/breakfast room open to the enclosed garden via glazed double doors, whilst there is also a very useful utility room and W.C.

### ACCOMMODATION

Entrance hall  
Sitting/dining room with glazed double doors to the garden  
Kitchen/dining room , again with double doors to the garden  
Utility room  
W.C.  
Principal bedroom with en-suite shower room  
Two further double bedrooms  
Bathroom

### EXTERNALLY

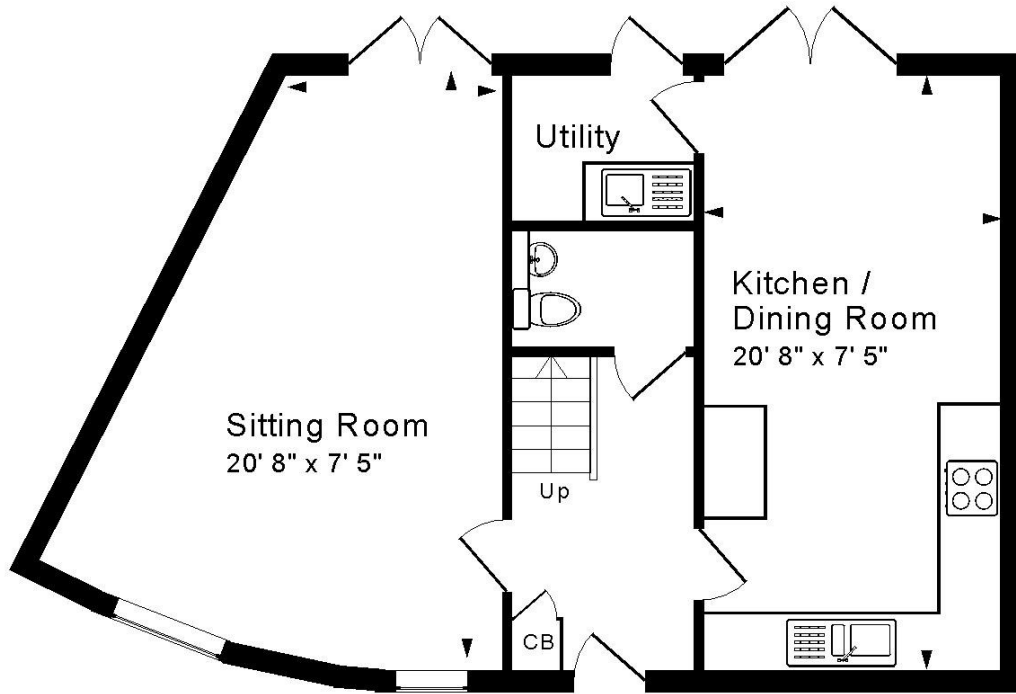
The level garden consists of a patio area immediately adjacent to the house, creating a lovely space for outside dining, with the remainder laid to lawn with planted borders.

### LOCATION

The house stands in this desirable and most convenient residential location. It is close to Bathwick St Mary's and King Edward's schools - as well as the range of shops and amenities on Bathwick Street, and Sydney Gardens (with its excellent children's play area, tennis courts and access onto the Kennet and Avon Canal). The very centre of Bath and Bath Spa Railway Station are also within walking distance.

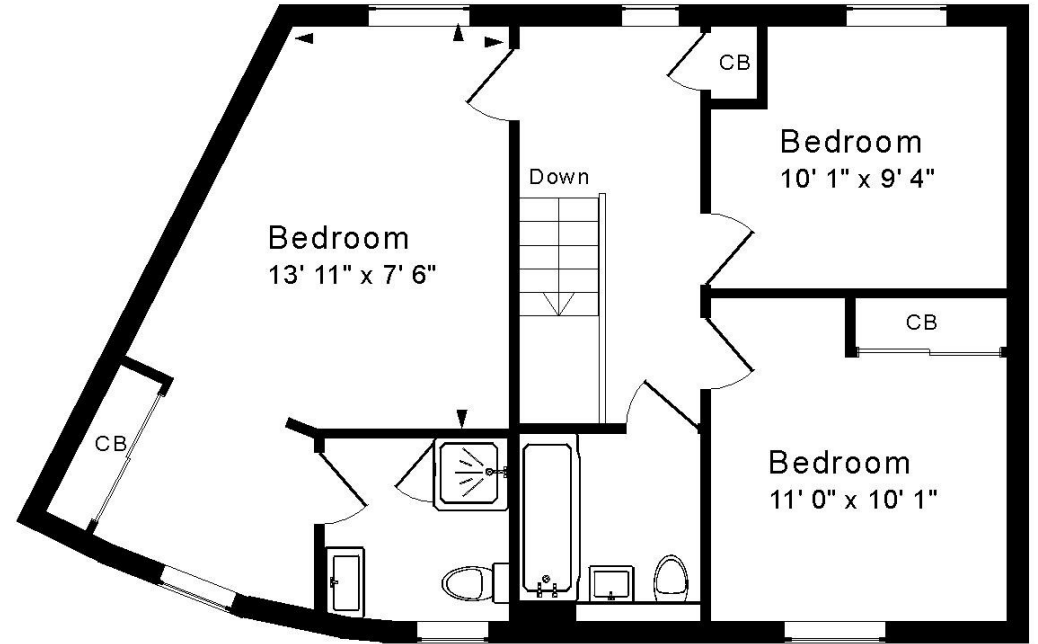






### Ground Floor

Approx. Gross Internal Floor Area 1,195 Sq. Ft. / 111 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number:172-0865  
 12 Lascelles Avenue, Bath, BA2 6FB.



### First Floor

**Tenure:** Freehold  
**Estate charge:** £274.54 every 6 months  
**Council Tax Band** 26/27 :-'E' - £2,842.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
A	(92+)		
B	(81-91)	83	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

