






## For Sale £1,150,000

# Victoria Place, Larkhall, Bath BA1 6RW

Very impressive Georgian terraced townhouse in fine condition throughout.

4 Floors | 3 Beds | 2 Baths | Gas CH | Highly desirable location with unrestricted parking

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WILD & LYE



## What we like

This four-storey house in Victoria Place is a comfortable size for modern living whilst offering the character and grandeur that makes these homes so iconic.

There is an elegantly proportioned and open-plan ground floor Living Room with open fireplace and French windows opening onto the garden. On the lower ground floor is an open plan Kitchen and Dining Room with Aga and wood burner, and useful Vault Rooms front and rear with WC. There is a cosy Study on the half-landing and a practical Boot/Garden room (which could double as another Study/Office). Three large Bedrooms and a couple of Bathrooms on the upper two floors get more of the open views front and rear. A pretty walled garden, with rear gate access, completes this charming property.

## Location

Larkhall is one of Bath's most loved neighbourhoods, combining a village-like atmosphere with the advantages of city living. Its parade of shops and amenities cater for everyday essentials and there is an excellent choice of places to meet, shop and eat. Bath City Centre is about 1.5km away and there are regular bus services in the area.

## Tenure

Freehold

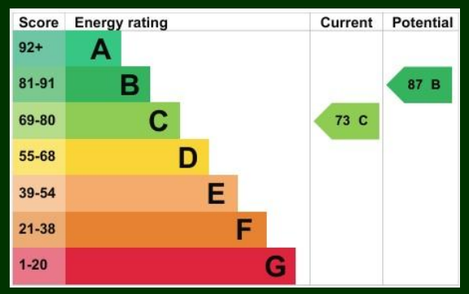
## Council Tax

Band E

## Arrange a viewing

01225 443322
www.wildandlye.com

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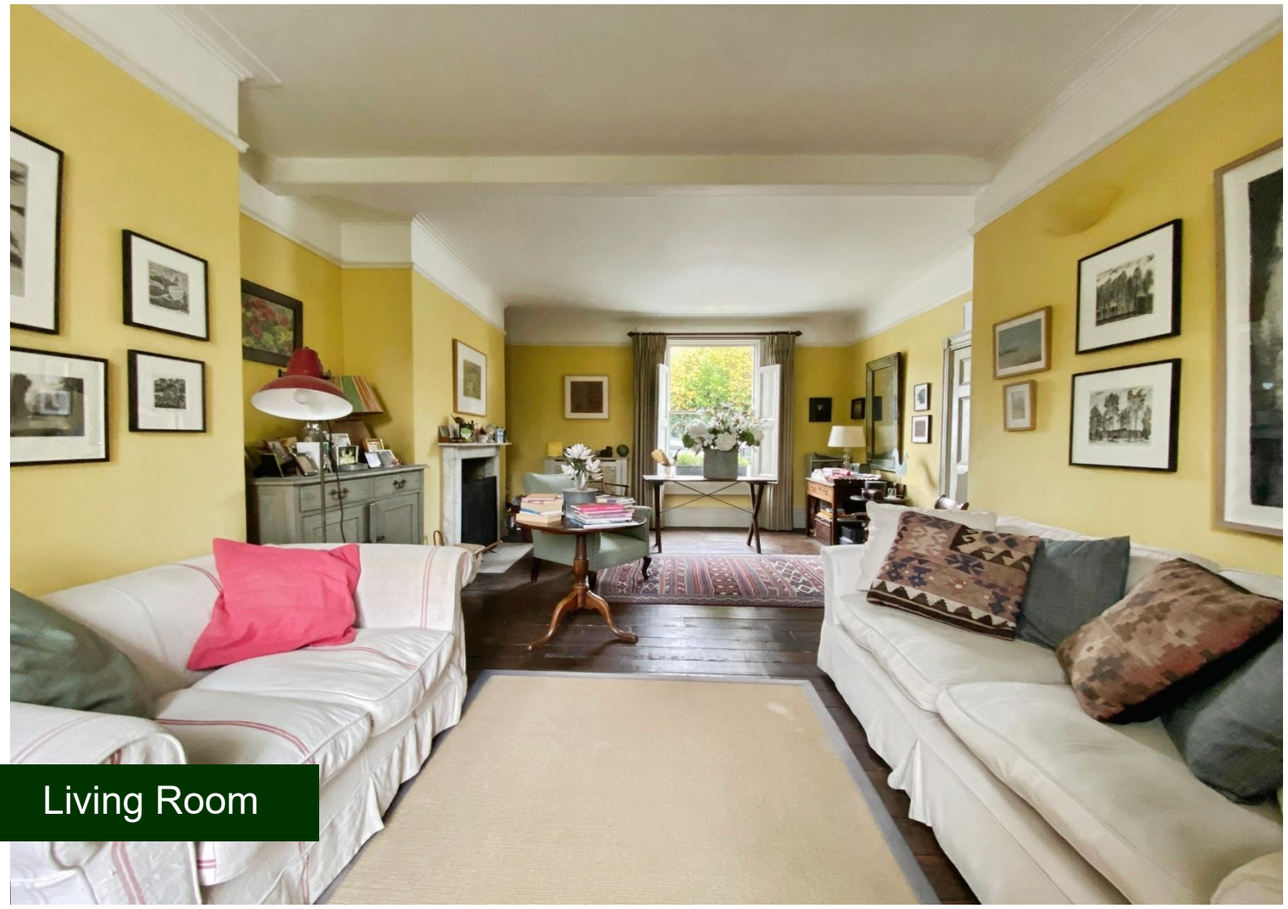




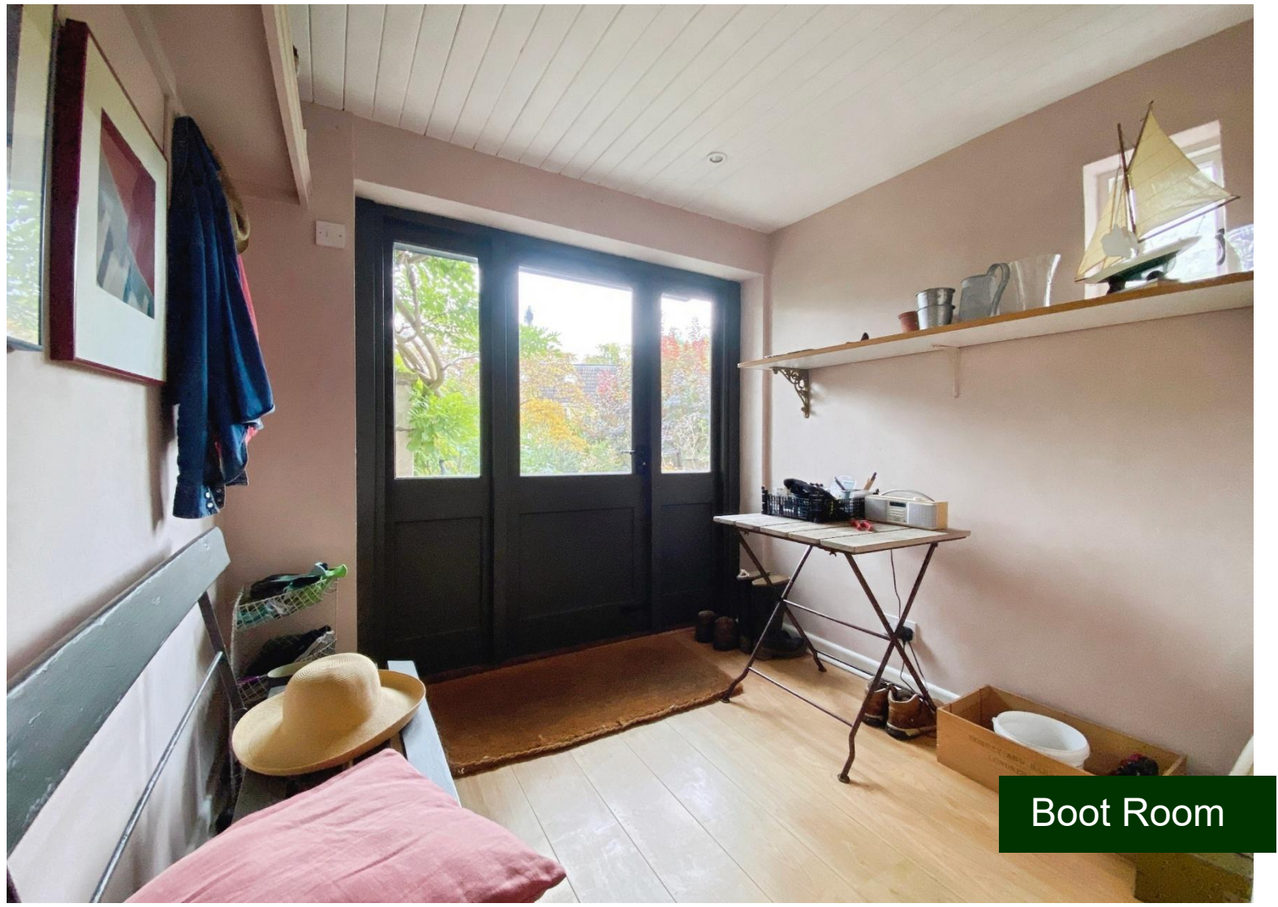


Total floor area: 175.0 sq.m. (1,883 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Living Room



Boot Room



Kitchen



Dining Room



Bedroom 1



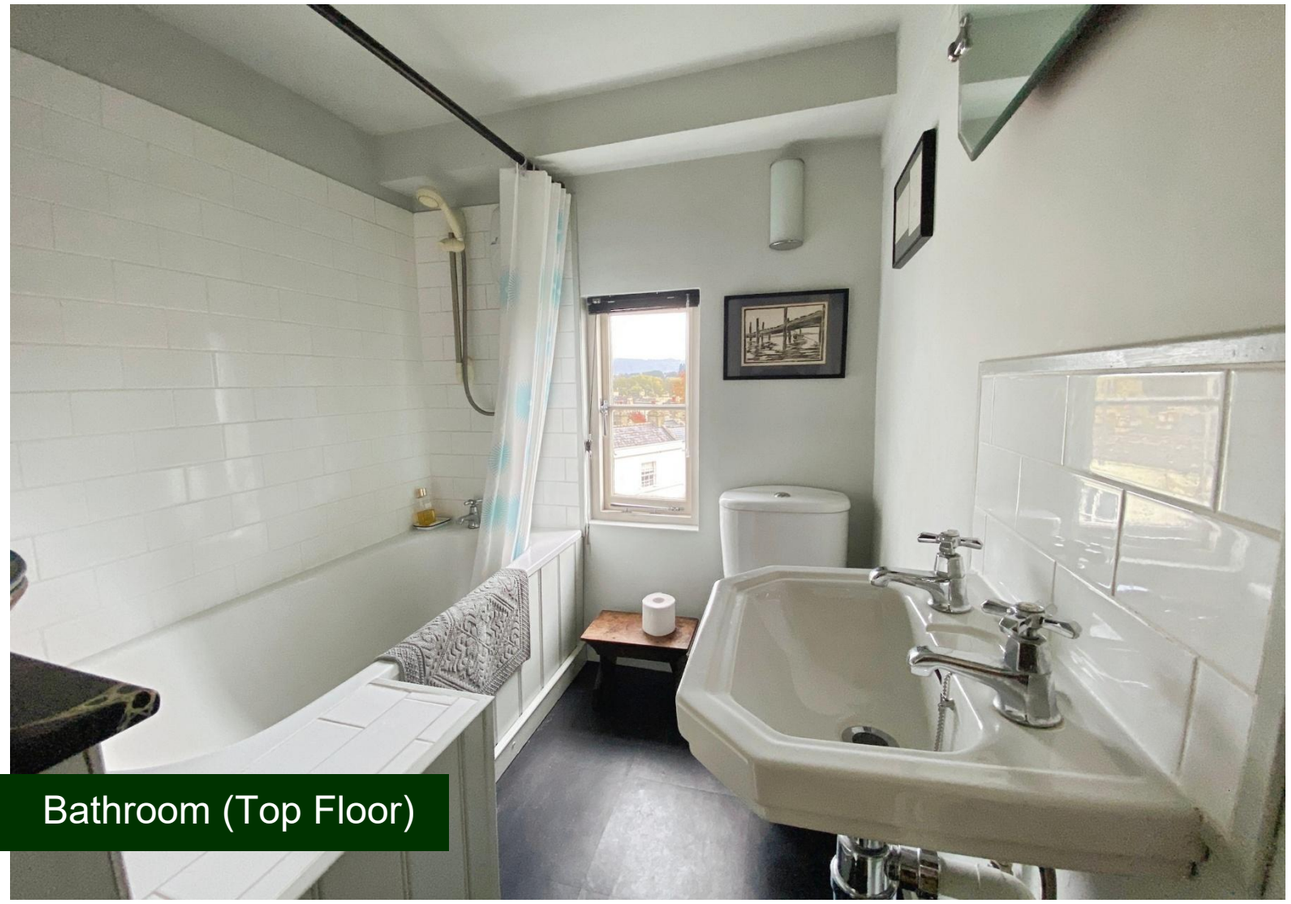
Bathroom (First Floor)



Bedroom 2



Bedroom 3



Bathroom (Top Floor)



Rear Garden



Rear Garden




Rear view (from upper floors)