



For Sale £795,000



Forester Avenue, Bathwick, Bath BA2 6QB

Versatile semi-detached house with a single storey self-contained annexe.

Total of 4 Beds | 3 Showers | 1 Bath | Private garden | Outbuilding | Abundant parking space

Phone: 01225 443322 | **Email:** property@wildandlye.com



Property Overview

Positioned in the highly sought-after area of Bathwick, 67 Forester Avenue presents a rare opportunity to acquire a spacious family home with a self-contained ground floor annexe. Located within walking distance of Bath city centre, local leafy parks, and top-tier schools, this property is perfect for multi-generational living and home-working. A standout feature for this premium location is the generous front and side plot providing ample off-street parking for multiple vehicles – a valuable commodity within the city limits.

Key Features

- Substantial Semi-Detached Home: Front and rear reception rooms, useful little wet-room, extended kitchen, first floor Bathroom, two first floor Bedrooms (one with en-suite Shower Room), and a top floor Bedroom converted from the loft space with a rear dormer window, en-suite basin and toilet.
- Independent Ground Floor Annexe: Complete with its own Bedroom, fitted Kitchen, timber-clad Living Room with log-burner, and specialist Doc M Shower Room.
- Premium Parking: Extensive driveway space and apron providing off-street parking for several cars. There is also a Detached Outbuilding (decommissioned electrical substation) providing storage space, measuring 3.46m x 2.74m.
- Highly Desirable Location: Situated in an attractive avenue on the eastern side of Bath city centre.

Council Tax

Band E

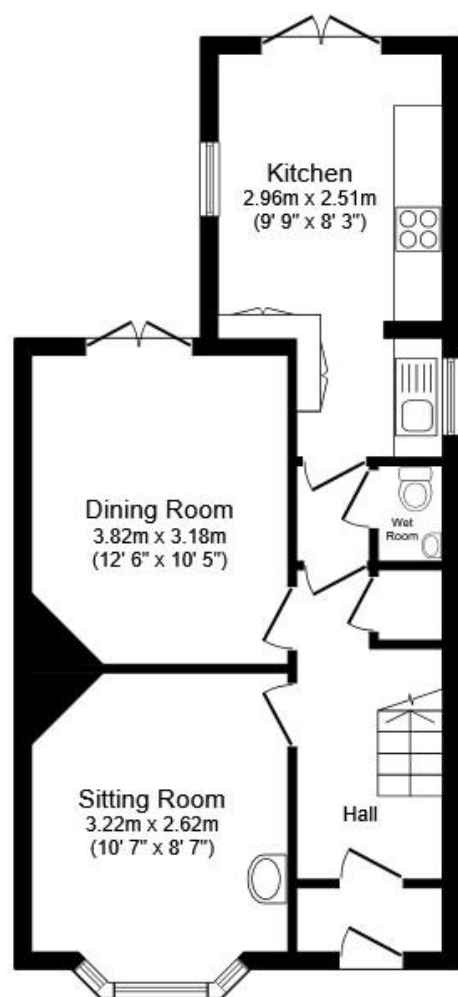
Arrange a viewing

01225 443322

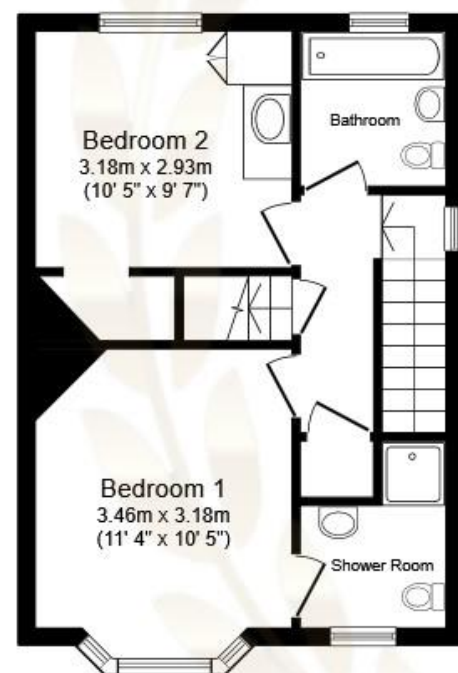
www.wildandlye.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

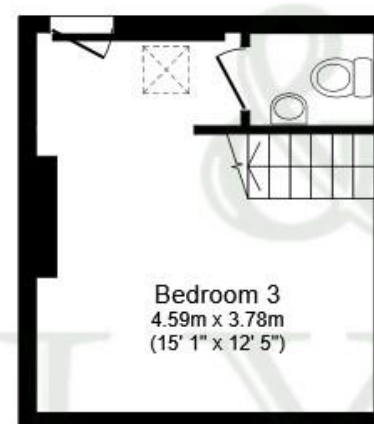
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



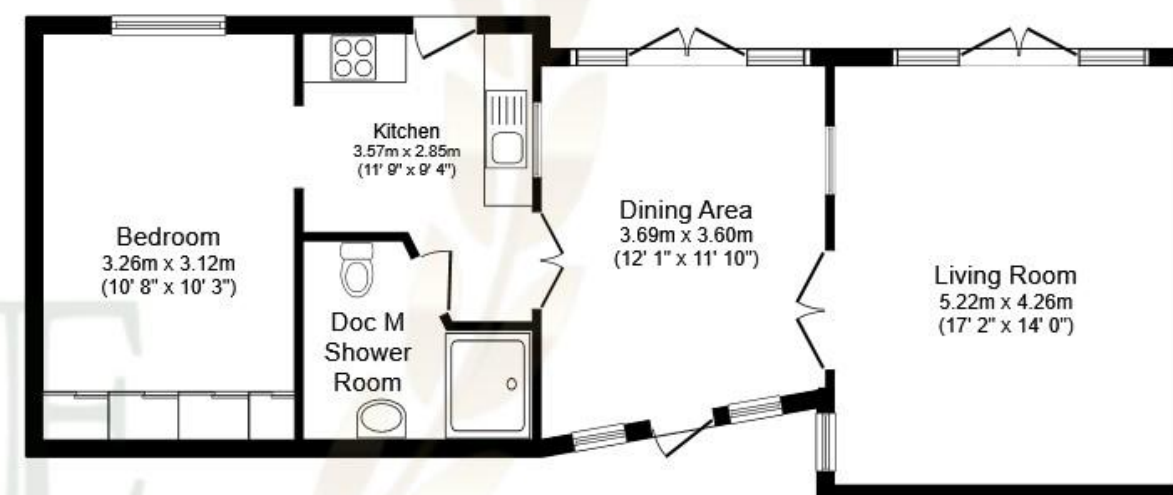
Ground Floor



First Floor



Top Floor



Ground Floor Annexe

Total floor area: 175.6 sq.m. (1,890 sq.ft.)

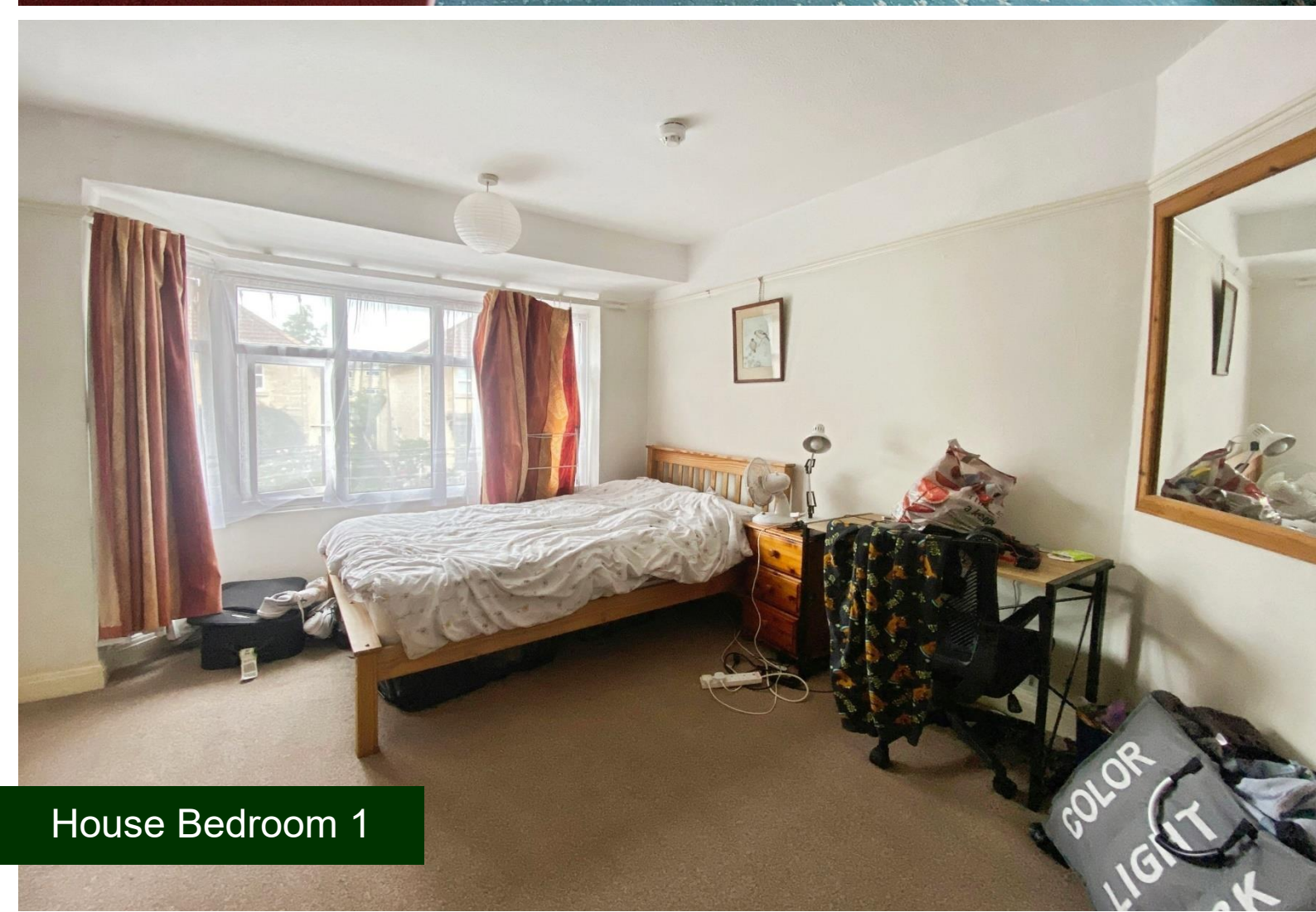
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



House rear Reception Room



House Kitchen



House Bedroom 1



Bedroom 1 en-suite Shower Room



House Bathroom



House Bedroom 3



Annexe Living Room



Annexe Dining Room



Annexe Kitchen



Annexe Bedroom



Annexe Shower Room



Rear garden divided into two sections