

whiteley helyar



1,991 ft²



4 double
bedrooms



bathroom & 2
shower rooms



residents parking
permits available

Guide Price £935,000

7 St. Luke's Road, Bath, BA2 2BB

An excellent, stylish and spacious end of terrace Victorian house, beautifully refurbished to a particularly high standard in this most sought after road, enjoying far reaching views and within walking distance of the city centre.

ACCOMMODATION

4 double bedrooms
elegant living room
sitting/cinema room with glazed wine store
cloakroom
residents parking permits available - zone C3

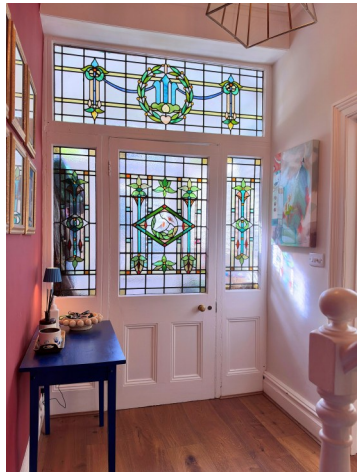
bathroom and 2 ensuite shower rooms
fabulous kitchen/dining room
utility
gas fired heating

EXTERNALLY

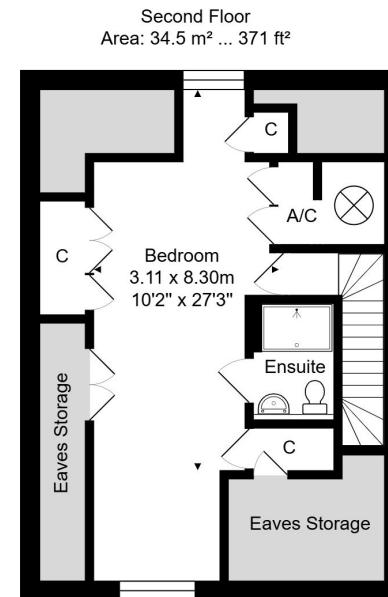
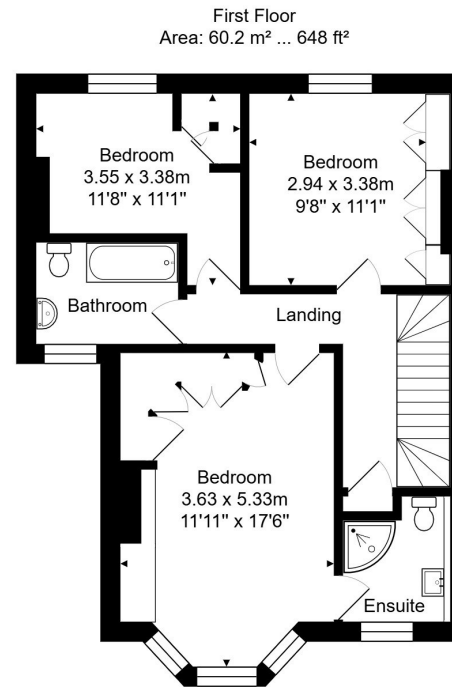
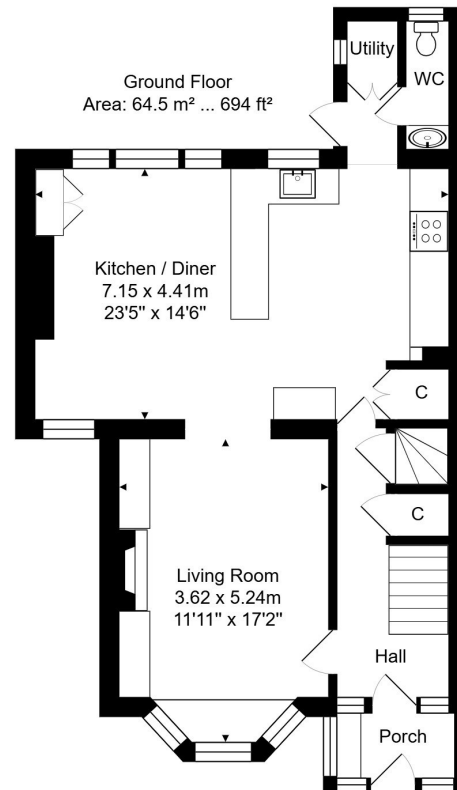
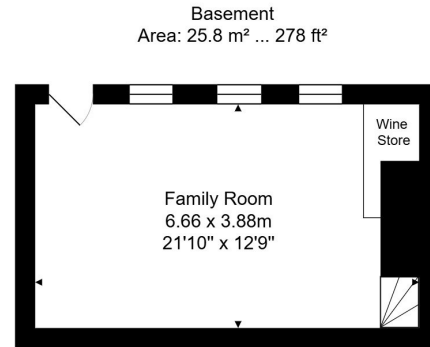
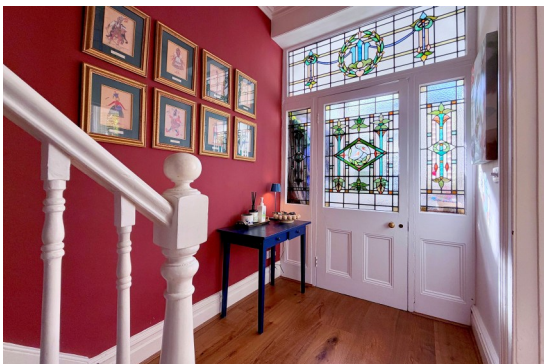
The house stands in delightful enclosed gardens. To the front, they are well stocked with many flowers, shrubs and a timber store with planted roof. The rear garden is charming, enclosed with herbaceous borders and bushes, a level artificial lawn, patio area and space for outdoor cooking and entertaining and, under the covered timber gazebo, a hot tub, Parking is 'on street' by means of permit, but because the houses are only on one side of the road, with St. Luke's church grounds opposite, parking here is so much easier than in most places!

LOCATION

7 St Luke's Road occupies a really great position in this extremely convenient and popular road. It is close to many excellent schools (including Beechen Cliff and Hayesfield), Baskervilles Gym, a number of parks, the Two Tunnels Cycle Path. Tesco Express is literally just around the corner, whilst the wide range of shops and amenities on Bear Flat are within a short walk. The house is also well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre - just over a mile away.







Total Area: 185.0 m² ... 1991 ft² (excluding porch, eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (89+)		
B (81-88)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	58	79
EU Directive 2002/91/EC		
www.epc4u.com		



Tenure: Freehold
Council Tax: 'F' - £3,358.72 pa