



SHAFTESBURY AVENUE, SOMERSET, BA1
£495,000 FREEHOLD



SHAFTESBURY AVENUE, BATH, BA1 3DT

End of terrace Victorian house | 3 bedrooms | new bathroom | 1 mile from city centre | garden.

A beautifully presented end of terrace Victorian House with 3 bedrooms close to Victoria Park in the popular Newbridge/Lower Weston area of Bath.

Entrance hall | open plan living and dining room | kitchen | storeroom. 3 bedrooms | bathroom | W.C. | study area in the hall. Garden | on street parking. Approximately 1175sq ft / 109 sq m.

Description

Shaftesbury Avenue is a pretty tree lined cul-de-sac off the Upper Bristol Road, approximately 1 mile from the city centre. Number 1 is a delightful family house which retains a number of period features including high ceilings, feature fireplaces and decorative cornice.

The house has a spacious entrance hall which leads into the reception space, previously separate sitting and dining rooms which the current vendors have knocked through. This creates a large open-plan sitting and dining room area. There are several features including a bay window with Upvc double glazed windows and plantation style shutters and an attractive fireplace. The floors have been stripped back and restored to a high standard throughout the ground floor.

The kitchen is at the rear of the house and overlooks the garden and there is a modern fully fitted kitchen with a recently acquired Kenwood range with double oven. There is a glass lean-to off the kitchen which is great for storage.

Upstairs there are 3 bedrooms, a w.c. and bathroom, the current vendors have carried out several improvements to the property including this new bathroom with a large walk-in shower.

The garden is accessed from the house and comprises a small, terraced area, lawned area and shed. There is also gated side access.

Location

Newbridge and Chelsea Road have an active community and offer a wide range of amenities including grocery shop, general store, hardware

shop, independent gift shop, atmospheric coffee shops and delicious deli, doctors surgery, Hairdressers and beauticians, popular nursery, church and community hall. It is a quick and level walk to bath, and to the stunning and family-friendly Royal Victoria Park which is only half a mile away.

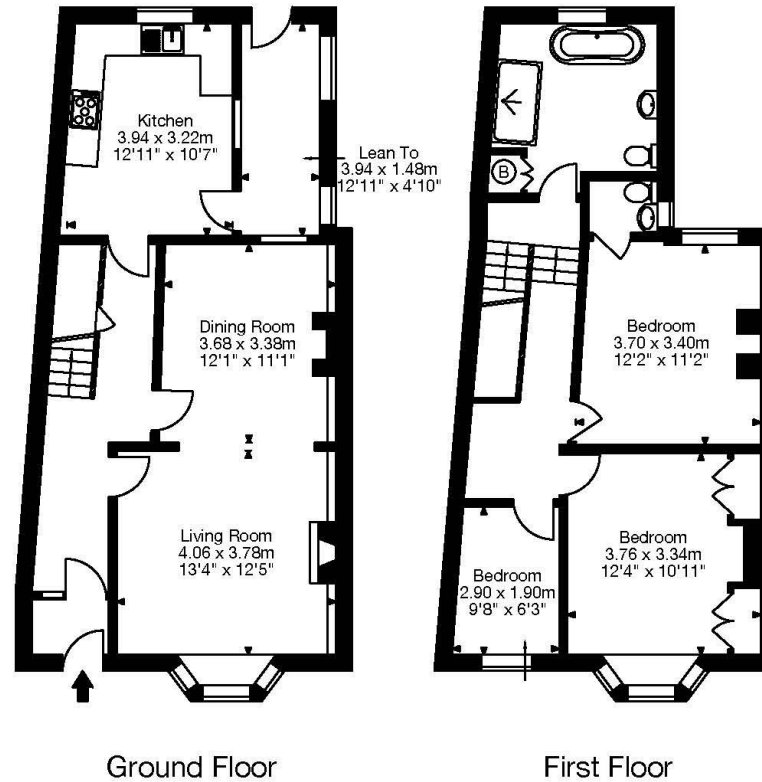
Tenure: Freehold

Council Tax band D (2022-2023 £1949.75)





1 Shaftesbury Avenue,
 Bath BA1 3DT
 Approx. Gross Internal Area
 1175 Sq Ft - 109 Sq M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Capture Property Marketing 2022. Drawn to RICS guidelines.
 All Measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustration purposes only. Not drawn to scale.

Capture.

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