

whiteley helyar



*1,185ft²
excluding vaults
& store*



3 bedrooms



*bathroom &
cloakroom*



*private
parking space*

Guide Price £900,000

10 Cambridge Terrace, Widcombe, Bath, BA2 6BE

A delightful Grade II Listed Georgian Townhouse with off road parking in this highly select, peaceful and sought after road, Built Circa 1821, the elegant and charming accommodation is over just 2 storeys and enjoys fabulous, widespread and far reaching views over the city and to the hills beyond.

ACCOMMODATION

3 bedrooms
sitting room
kitchen
cloakroom
private parking space

bathroom with separate shower
dining room
reception hall
3 storage rooms
further residents parking permits available

EXTERNALLY

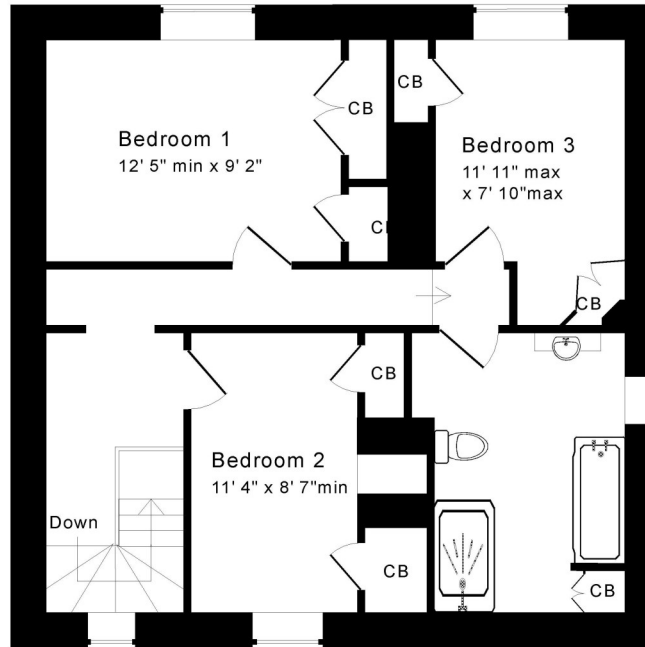
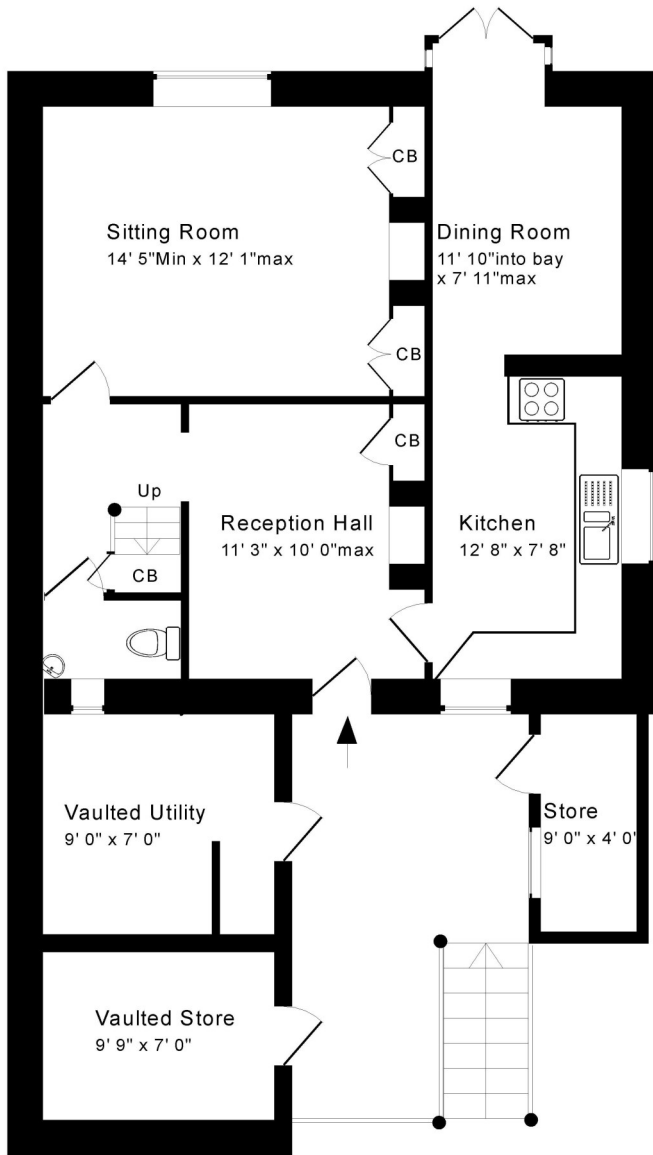
The house stands in attractive gardens sloping gently down towards the West at the rear. They are mostly laid to lawn with various flower and herbaceous borders, ornamental shrubs and bushes together with a separate and secluded seating area. To the front of the house is a further small, pretty garden, together with the private parking area.

LOCATION

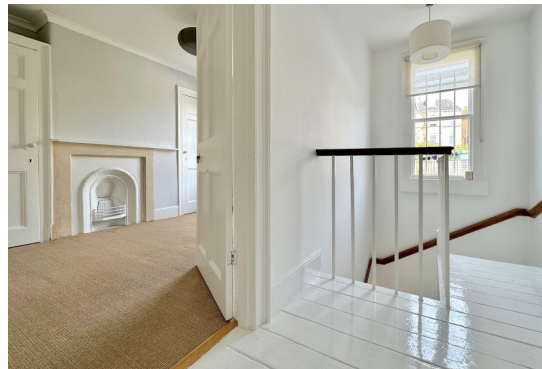
10 Cambridge Terrace occupies a fabulous and most convenient location at the end of a small and quiet 'no through' road off Widcombe Hill. It is only a short walk from the various shops, pubs and amenities in Widcombe, whilst Bath Spa Railway Station and the city centre are just beyond. Wonderful walks through rolling countryside, along the Skyline Walk or the Kennet and Avon Canal towpath are also very close to hand.







First Floor



Ground Floor

Approx. Gross Internal Floor Area 1,185 Sq. Ft. / 110 Sq. M
Excludes Vaults and Store.

For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023

Tenure: Freehold
Council tax band: 'F' £2,901.24

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 100-91 | A | | 41 |
| 90-81 | B | | |
| 71-55 | C | | |
| 55-49 | D | 45 | |
| 49-41 | E | | |
| 41-35 | F | | |
| 35-27 | G | | |

EU Directive 2002/91/EC
England & Wales