

# whiteley helyar



*1,470 ft<sup>2</sup>*



*3 double bedrooms*



*bathroom*



*driveway parking*

Guide Price                      £650,000

21 Brunswick Street, Bath, BA1 6PQ

A beautifully presented three double bedroomed end of terrace house with driveway parking in this highly sought after and peaceful location within a mile of the city centre. This stylish house has been thoughtfully renovated in recent years and retains a number of delightful features such as high ceilings, feature fireplaces, stripped wooden doors and sash windows and benefits from historical consent (now expired) for a single storey extension to the rear.

### ACCOMMODATION

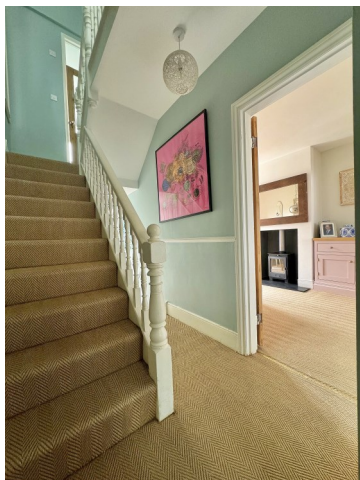
- entrance hall
- sitting room with feature fireplace
- dining room with feature wood burner
- kitchen with double doors to the garden
- utility room
- cloakroom
- store room
- three double bedrooms
- stylish bathroom with bath and shower

### EXTERNALLY

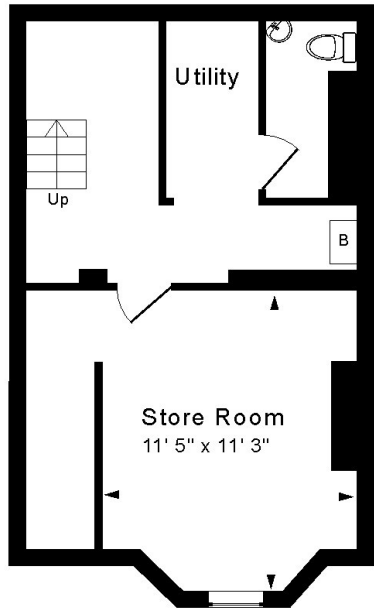
The property offers a small walled low maintenance garden to the front, driveway to the side of the property and an attractive 60ft garden to the rear mainly laid to lawn with mature borders and a spacious decked area ideal for entertaining.

### LOCATION

The house stands in a sought after and most convenient position, within a mile of the extensive range of shops and amenities in the city centre, Morrison supermarket and Kensington Meadows are also nearby, whilst swift access to the M4 is available without having to cross Bath.

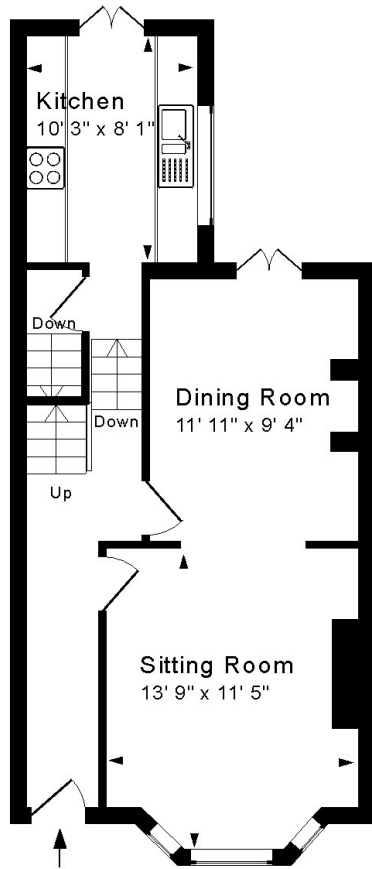




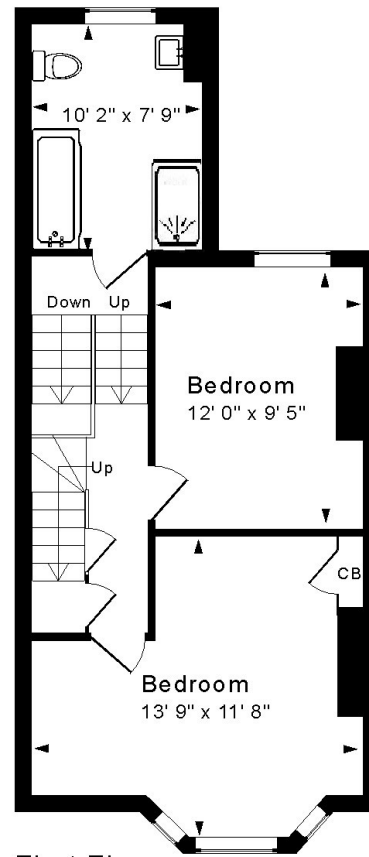


**Basement Floor**

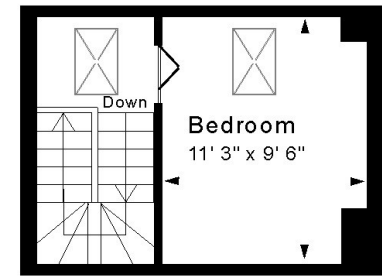
Approx. Gross Internal Floor Area 1,470 Sq. Ft. / 136 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2022  
 Drawing Number: 172-0478  
 21 Brunswick Street, Bath, BA1 6PQ.



**Ground Floor**



**First Floor**



**Second Floor**

**Tenure: Freehold**  
**Council Tax: 'C' £1,872.94**



Energy Efficiency Rating		Current	Potential
100-100: A (Most energy efficient - lower running costs)			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64	64

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