

whiteley helyar



1,669 ft²



4/5 bedrooms



2 bathrooms



off street
parking

Guide Price £600,000

7 Victoria Gardens, Batheaston, Bath, BA1 7RD

An extended and beautifully presented 1930s semi detached house within this peaceful 'cul-de-sac'. This bright and spacious house offers versatile accommodation including a wonderful master suite enjoying far reaching views, a stunning kitchen dining room with bi-folding doors to the garden and wonderful roof terrace.

ACCOMMODATION

entrance hall
sitting room with bay window and feature fireplace
family room with double doors opening to a stunning roof terrace
home office/bedroom
23ft kitchen dining room with bi-folding doors to the garden
cloakroom
under croft providing great extra storage space
master bedroom with en-suite shower room
three further bedrooms
family bathroom

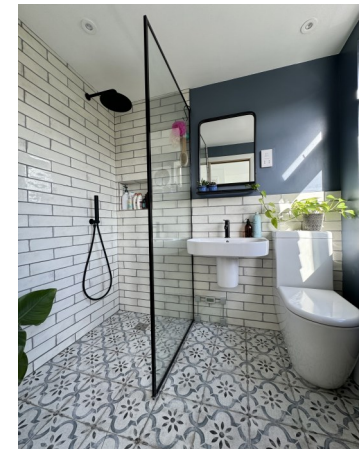
EXTERNALLY

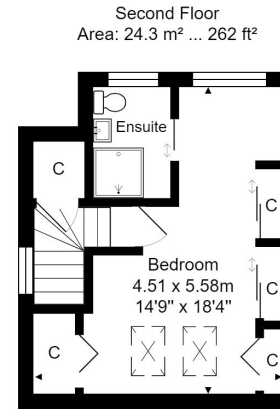
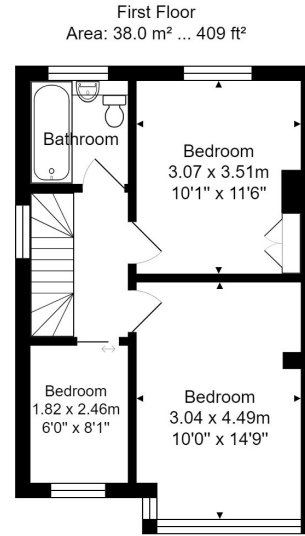
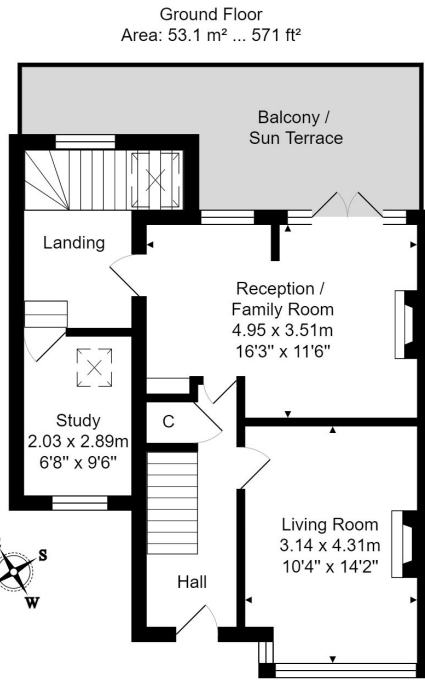
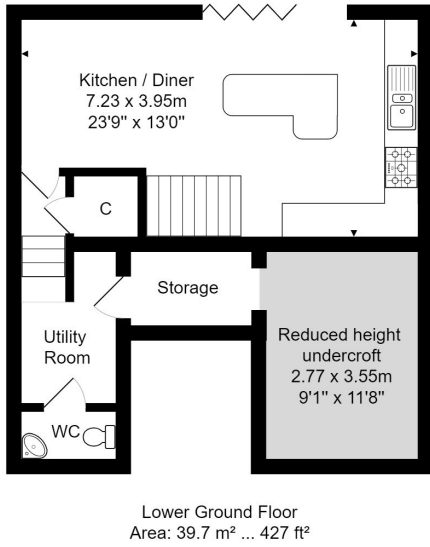
There is a parking space for one vehicle with further unrestricted parking available on street. Steps take you down to the front garden planted with bushes and flowers leading to the front door and gated side access. The rear garden has been thoughtfully landscaped to create a generous patio perfect for entertaining with the remainder laid to planting with meandering pathway enclosed by timber fencing. In addition there is also a fabulous roof terrace providing additional entertaining space whilst taking in the wonderful view.

LOCATION

The property is within walking distance of the extensive range of amenities in both Batheaston and Bathampton (including various shops, doctors surgery, veterinary practice and pubs), whilst fabulous walks along the river bank or the canal towpath - either into Bath or towards Bradford on Avon. The centre of Bath is less than 2 miles away - and easy access to the M4 is available without having to cross the city.







Total Area: 155.1 m² ... 1669 ft² (excluding reduced height undercroft, balcony / sun terrace)

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 | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| 91-95 | B | | 80 |
| 81-90 | C | | |
| 69-80 | D | 69 | |
| 55-68 | E | | |
| 45-54 | F | | |
| 35-44 | G | | |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC

Tenure: Freehold
Council tax band: 'C' £1,963.73

