

whiteley helyar



*1,380 ft²
plus large cellar*



3 bedrooms



2 bathrooms



permit parking

Guide Price £700,000

7 Park Lane, Bath, BA1 2XG

A beautifully presented Grade II Listed Georgian house in this highly desirable location overlooking The Royal Victoria Park and within a short level walk of the city centre. This charming house offers over 1,300 square feet of versatile accommodation arranged over three floors and a delightful west facing garden.

ACCOMMODATION

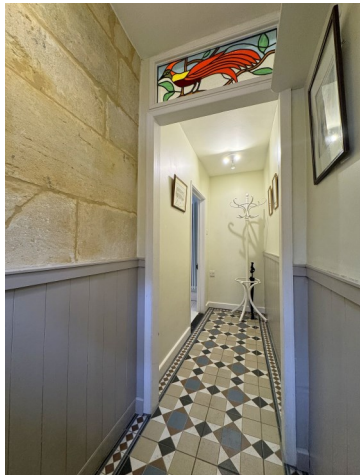
- sitting room with feature fireplace
- dining room with double doors to the garden
- stylish kitchen
- utility room
- useful vaults providing great storage space
- 3 bedrooms
- Jack and Jill bathroom
- bathroom with shower and claw foot bath
- gas fired heating

EXTERNALLY

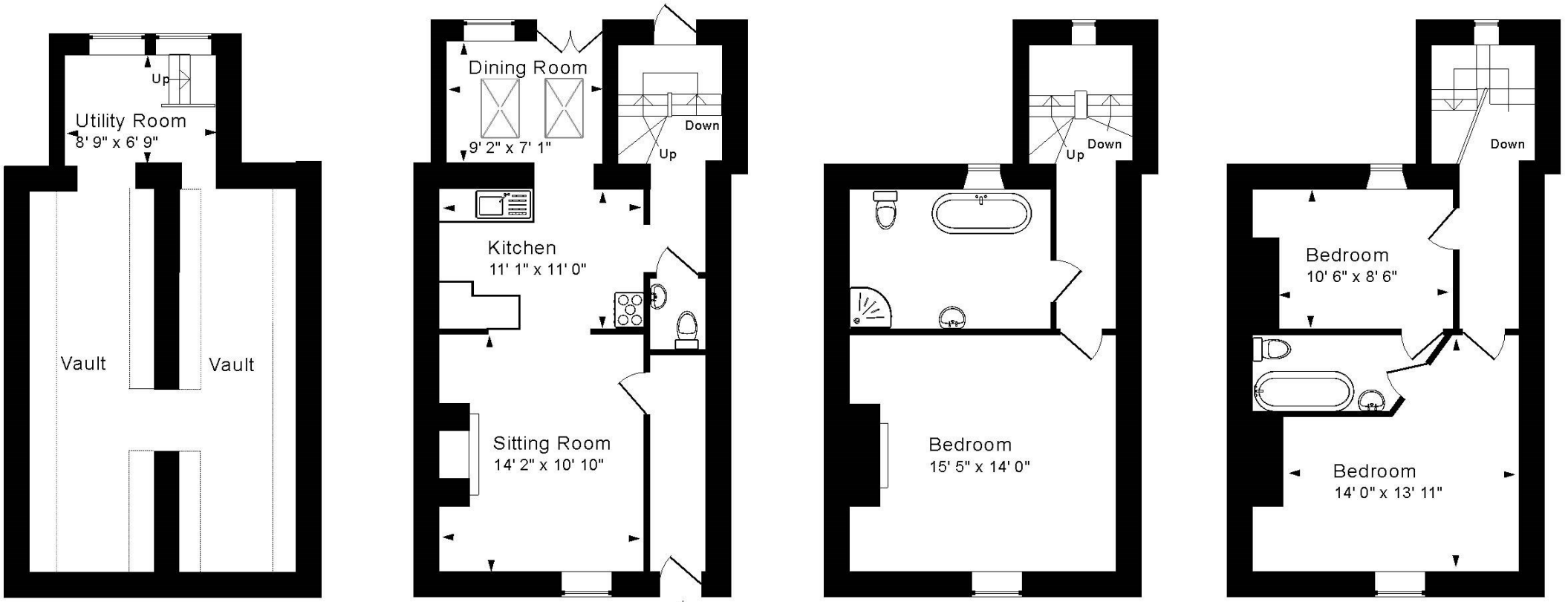
There is a delightful West facing walled garden complete with water feature and arranged into lovely paved and decked terraces - perfect for alfresco dining.

LOCATION

The house occupies a wonderful and most convenient position opposite Royal Victoria Park, with its fabulous grounds, Botanical Gardens and children's play area. The very centre of Bath - with its comprehensive range of shops, restaurants and amenities - is just a short walk away (through the park), whilst swift access to the M4 is available without having to cross the city.







Garden Level

Ground Floor

First Floor

Second Floor

Approx. Gross Internal Floor Area 1,380 Sq. Ft. / 128 Sq. M

Includes Utility

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Drawing Number: 172-0686

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Tenure: Freehold
Council tax band: Believed to be 'C' £1,872.94

