

whiteley helyar



2,170ft²



5 bedrooms



3 bathrooms



driveway parking

Guide Price

£1,250,000

25 Forester Road, Bathwick, Bath, BA2 6QE

An excellent and substantial Edwardian semi-detached house with a lovely garden, pleasing open outlook, period features and off street parking in this most convenient, sought after location on the edge of the city centre.

ACCOMMODATION

5 good bedrooms
sitting room
kitchen/breakfast room
conservatory/garden room
gas fired heating

bathroom and 2 en-suite shower rooms
living room
dining room
cloakroom
driveway parking

EXTERNALLY

The house stands peacefully in well tended and charming gardens, mostly to the rear and facing about West. They are enclosed, mainly laid to lawn with paved sun terraces, various flower beds, borders, ornamental and fruit trees, pond, shed, bushes and shrubs. Unusually for a period property this close to the city centre, the house also benefits from a driveway (but residents and visitor permits are also available).

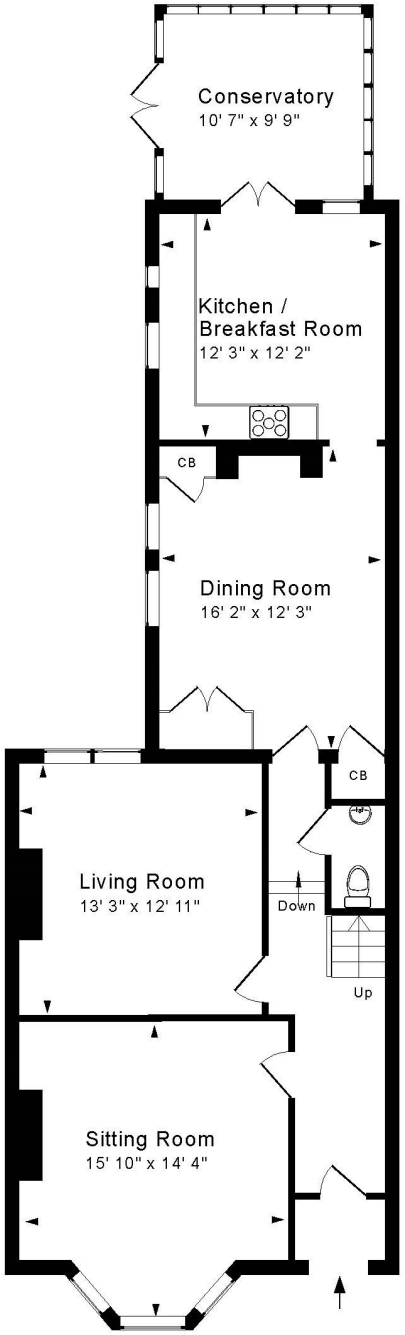
LOCATION

25 Forester Road occupies a highly convenient and extremely popular position. It is very close to the Bath Boating Station/Restaurant, Bathwick St Marys and King Edwards Schools as well as the various shops and amenities at Bathwick Street. The very centre of Bath (and its countless facilities) is just a short level stroll away, whilst wonderful walks are also close at hand - along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens or across lovely National Trust land - and there is easy access to the Two Tunnels cycle circuit.

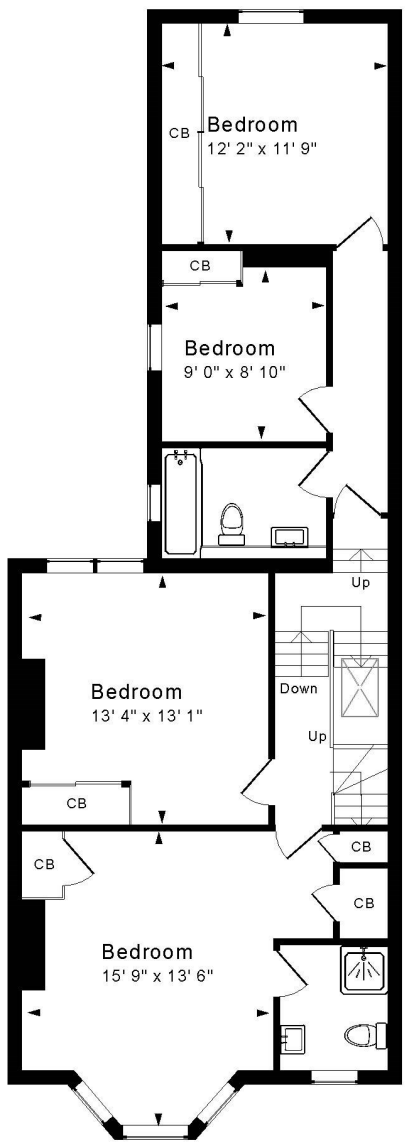




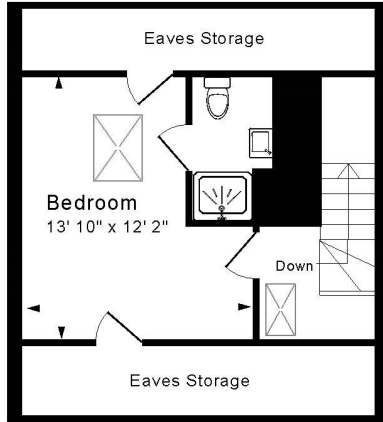
Council Tax Band: 'G' - £3,511.75 pa
Tenure: Leasehold - .999 years from 1901
Ground rent - £4.2s.6d Fixed



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G	67	83
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 2,170 Sq. Ft. / 201 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0692
 25 Forester Road, Bathwick, Bath, BA2 6QE.