

whiteley helyar



1,446 ft²



4 bedrooms



2 bathrooms



street parking

Guide Price £600,000

17 Shaftesbury Avenue, Bath, BA1 3DT

A charming bay fronted Victorian house positioned on this sought after no through road well placed for access to local amenities and the city centre. This well presented house benefits from a number of delightful features such as attractive period fireplaces, high ceilings, picture rails, stripped wooden floorboards and plantation shutters.

ACCOMMODATION

- entrance hall
- sitting room with bay window
- dining/family room
- kitchen breakfast room
- lean to/utility
- cloakroom
- four bedrooms
- with the master bedroom benefitting from its own cloakroom
- family bathroom with bath and shower cubicle

EXTERNALLY

The property is set back from the road with a walled garden to the front complete with delightful climbing wisteria. The rear garden is mainly laid to lawn with bushes and timber fencing to boundaries complete with patio area perfect for entertaining and a timber garden store.

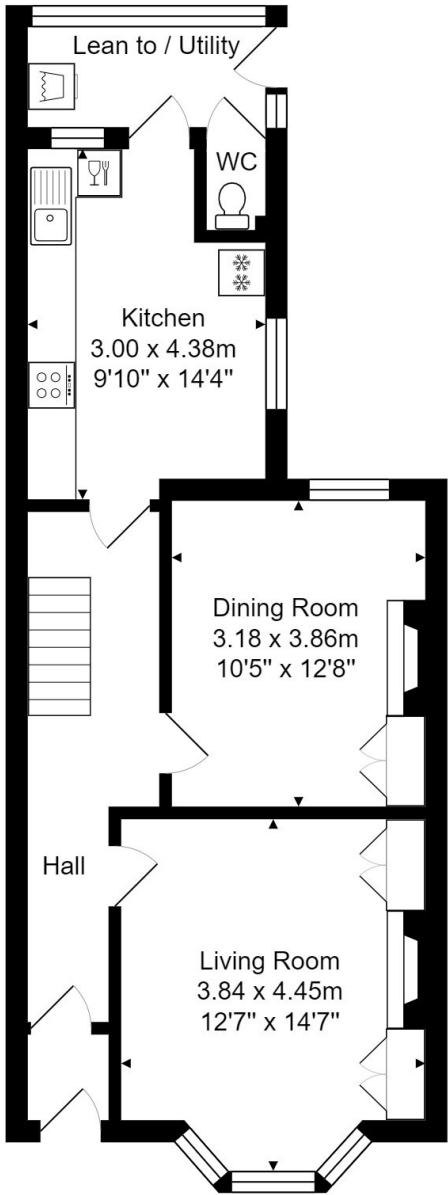
LOCATION

Shaftesbury Avenue is situated in the ever popular Newbridge area, located to the West of the City. The house is a very short walk to the independent shops and cafes on Chelsea Road and two nearby supermarkets. The Royal United Hospital and a number of a highly regarded primary and secondary schools are close by, as is access onto the river and The Two Tunnels Cycle Circuit. Regular bus services located at the end of the road run into the centre as well as Bath Spa University and towards Bristol. Bath City Centre is a level walk from the property and can be easily accessed on foot by following the river path or walking through nearby Victoria Park. The property is also well placed for commuters who need direct access into Bristol, the M4 and Oldfield Park train station.

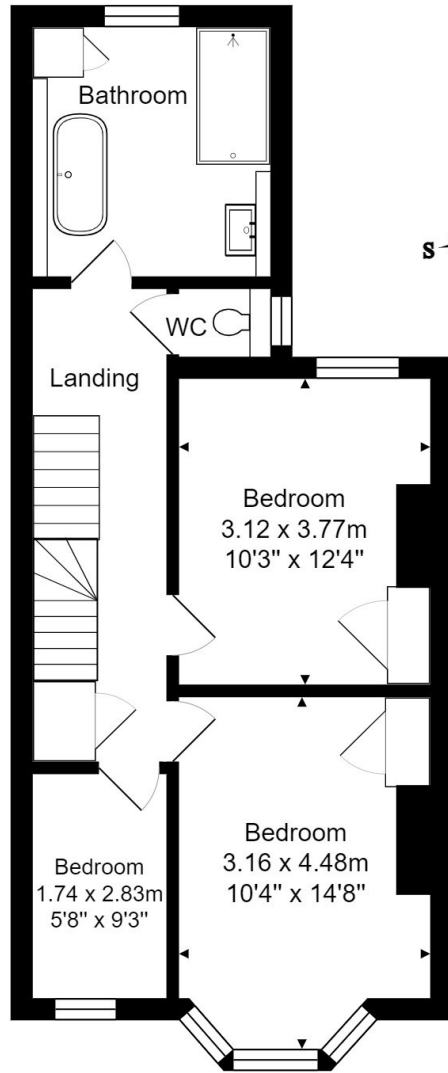




Tenure: Freehold
Council Tax Band: 'D' £2,107.05



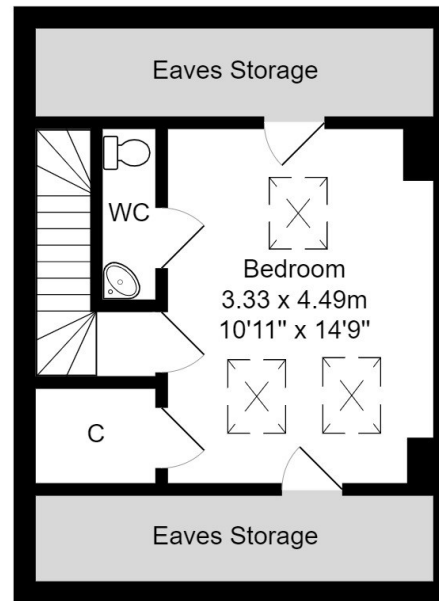
Ground Floor
 Area: 58.3 m² ... 627 ft²



First Floor
 Area: 53.7 m² ... 577 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Second Floor
 Area: 22.4 m² ... 241 ft²

Total Area: 134.4 m² ... 1446 ft² (excluding eaves storage)

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

