



ROSIE MARLOW **exp**™ UK

POWERED BY

@ rosie.marlow@exp.uk.com

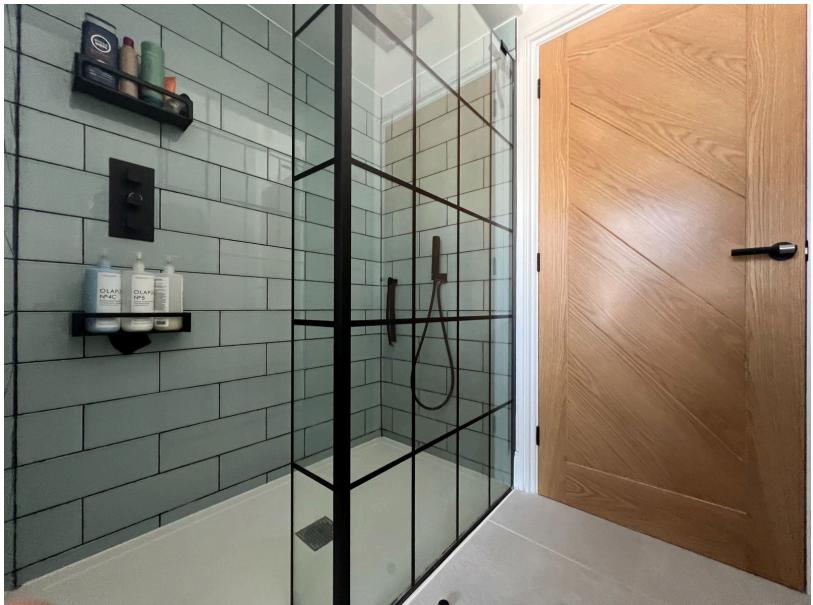
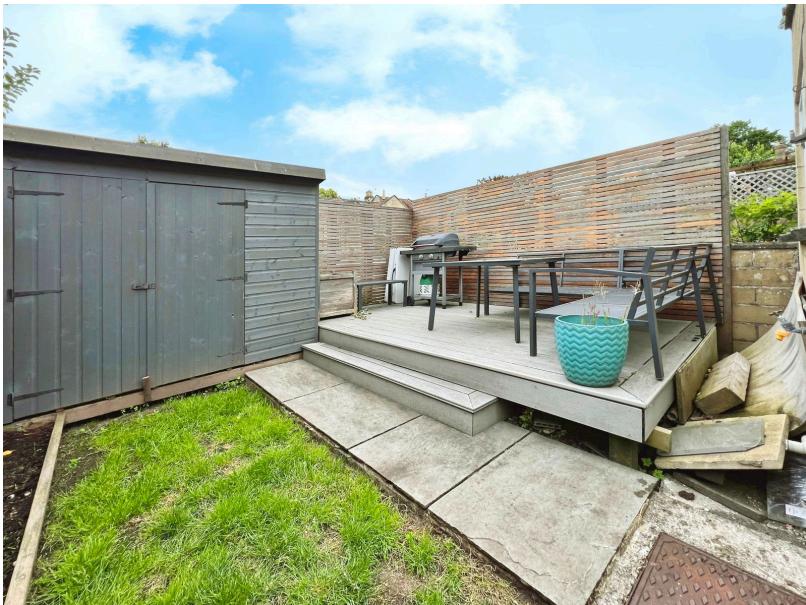
🌐 rosiemarlow.exp.uk.com

📞 01225 941 008

Avondale Road, Bath, BA1 3EG

£415,000

2 1 1

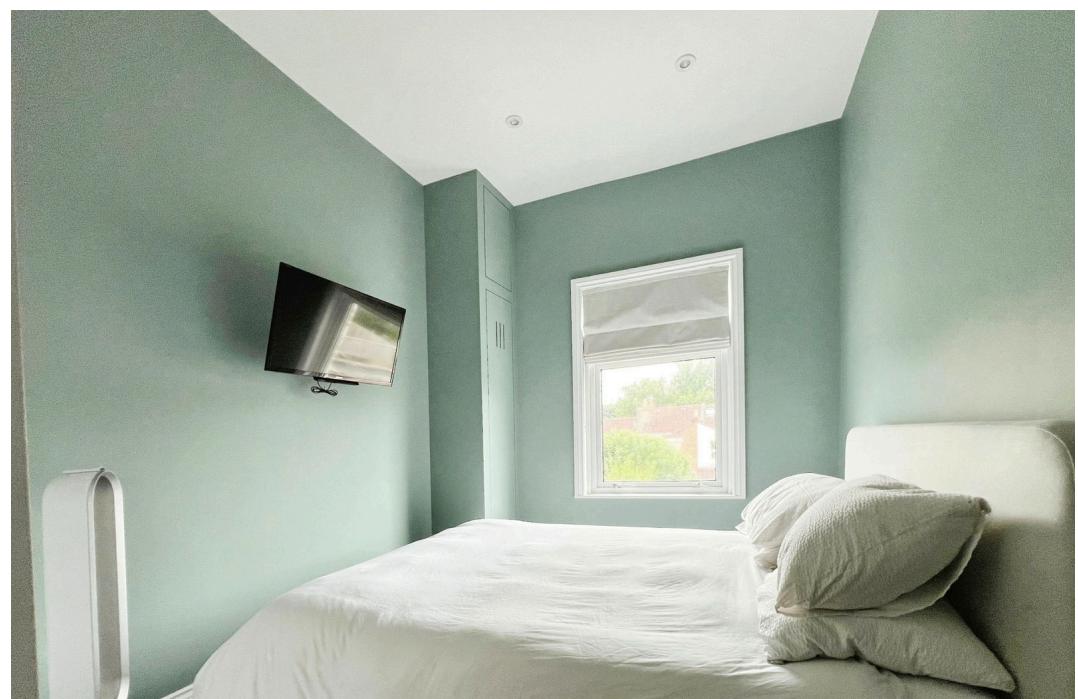


A fantastic two bedroom Victorian terraced home with Planning permission granted for erection of part single-storey rear extension and Velux windows for loft conversion. Reference PP-11350994. 22/02607/FUL. Accommodation includes kitchen/ breakfast room, sitting room, two double bedrooms, family bathroom and a garden.

The property is handy for the local shops in Chelsea Road including a bakery, two convenience stores, hardware shop, takeaway, Thai restaurant, café, delicatessen. The Royal United Hospital is close at hand and the city centre is approximately one and a half miles away. The cycle path is close by affording swift access to both Bath and Bristol city centre. Bath itself offers a fantastic range of restaurants, shops and cultural opportunities including the Thermae Bath Spa, the recently refurbished Theatre Royal, Pump Rooms, Roman Baths and the Abbey amongst others.

For those with families, Newbridge School is close by as are a number of Private Schools including King Edwards Independent School, the Royal High and Kingswood.

The Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible via Lansdown Lane to junction 18, as is the A4 to Bristol.





TOTAL: 89.1 m² (959 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Please Quote Reference RM0334
- Victorian Terraced House
- Sitting Room
- Kitchen/ Breakfast Room
- Two Bedrooms
- Bathroom
- Garden
- Planning Permission Granted for erection of part single-storey rear extension and Velux windows for loft conversion. Reference PP-11350994. 22/02607/FUL



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		63 D
55-68	D		
39-54	E		
21-38	F		
1-20	G		

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29