Calton Gardens

Holloway, Bath, BA2

Asking Price: £550,000

Madison Oakley


35
34

- 1460sqft
- No chain
- Four bedrooms
- Three storeys
- Balcony with superb city views
- Garage
- Enclosed rear garden
- Open plan sitting/dining room
- Kitchen & utility
- No through road



Time to roll up your sleeves and dive into this renovation of this practically original 1970s three storey 1460sqft townhouse occupying a premier position in this most desirable no through road on the slopes of Beechen Cliff. Offered with no chain and on the market for the first time since 1983, the property requires complete refurbishment but offers an incredible opportunity to choose your own styles and create a truly special home in a superbly convenient position for city access and parkland walks.

As expected of the premier model on the estate, the accommodation offers a glorious open plan sitting/dining room with the balcony stretching across the rear and a kitchen off. The two lower floors house four bedrooms, (master with dressing room),W.C, bathroom and utility.

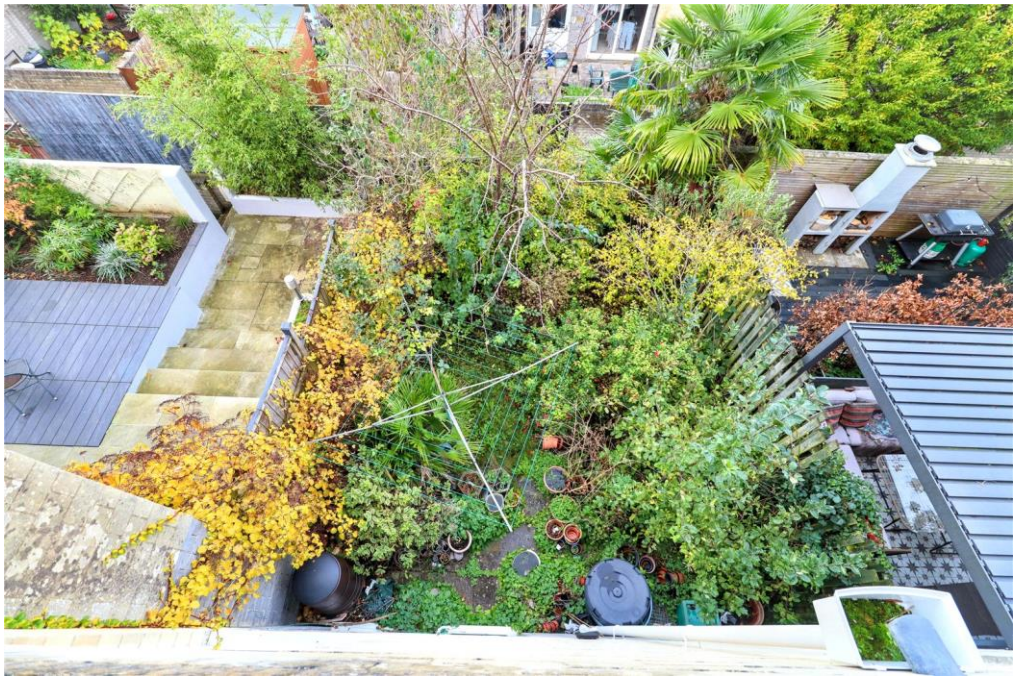
Integral single garage and 25ft x 18ft mature rear garden.

EPC rating TBC
Council tax band E
Tenure Leasehold









Approx Gross Internal Area
136 sq m / 1460 sq ft



Lower Ground Floor
Approx 50 sq m / 539 sq ft

Ground Floor
Approx 44 sq m / 475 sq ft

First Floor
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Accommodation

Street level entrance lobby and hall, W.C and two bedrooms. Upper floor with open plan sitting/dining room, kitchen and access to rear balcony. Lower floor with inner hall, bathroom, utility room and two bedrooms (master with dressing room off.

External Amenities

Rear garden - 25ft x 18ft - mature planting with fences to sides. Balcony - 18ft8 x 4ft9 - with stunning panoramic city views. Garage - 15ft8 x 7ft7

Location

Calton Gardens is a quiet residential area within a few minutes' walk from the city centre of Bath, set in a cul-de-sac in an elevated location with outstanding views over the city of Bath. The property is ideally placed for access to Bath Spa Railway Station, the main retail shopping area and other facilities within the city. Also nearby is the wonderful Alexandra Park, accessed through wooded paths leading up to it. The village area of Widcombe is within a few minutes' walk, offering a number of good pubs, cafes, independent shops and a Doctors Surgery.

Agents Notes

The property is long leasehold; Date : 19 September 1974. Term : 999 years from 24 June 1971. Rent : £15 and insurance rent. Constructed by M P Kent Ltd and originally termed as a "Royal" model





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