



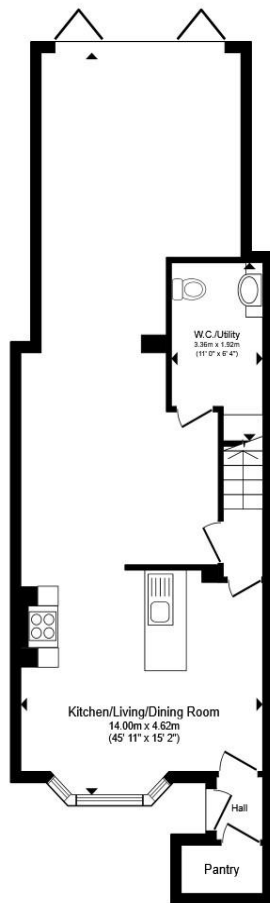
Ashley Avenue, Bath, BA1 3DR

welcome to

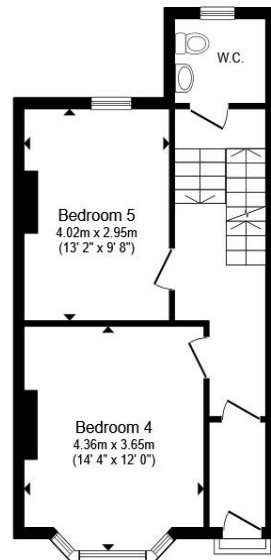
Ashley Avenue, Bath

A beautiful five-bedroom family house is arranged over four floors, combining period charm with versatile living space. Featuring a stunning open-plan layout and direct access to the rear garden, the property offers character, practicality, and flexible accommodation.

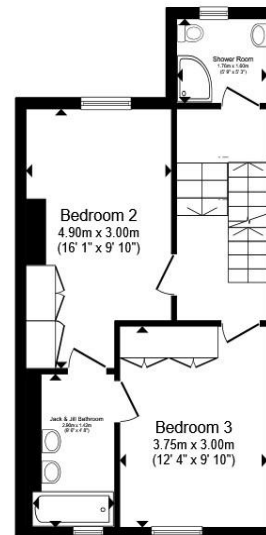




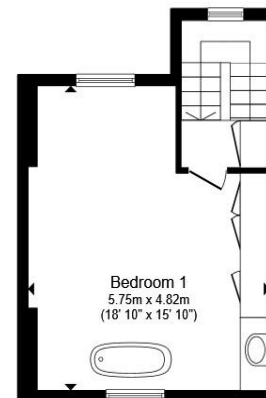
Ground Floor



First Floor



Second Floor



Third Floor

Total floor area 181.1 m² (1,949 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Set within a handsome Victorian home, this impressive five-bedroom family property is arranged over four floors, blending period charm with spacious and versatile accommodation.

The heart of the home is the stunning open-plan living area, flowing seamlessly into the kitchen, where a modern dual-controlled gas and electric Aga forms a striking focal point. The space extends effortlessly to the rear garden, making it perfect for both family living and entertaining. A utility room/cloakroom and pantry provide additional practicality.

Across the four floors are five well-proportioned bedrooms, two of which benefit from a Jack and Jill bathroom featuring twin modern wash hand basins and a shower over the bath. A further bedroom features a charming freestanding roll-top bath and wash hand basin, creating a unique and characterful space. A separate shower room and cloakroom serve the remaining accommodation.

Outside, the rear garden is easily accessed from the kitchen, providing a lovely space for al fresco dining, entertaining and relaxation. Situated in the Lower Weston area of Bath, the property is close to the amenities of Chelsea Road, enjoys a level walk into the city centre, is within easy reach of Royal Victoria Park, benefits from access to well-regarded local schools, and is just a short walk from the Royal United Hospital.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Ashley Avenue, Bath

- Victorian five-bedroom family home
- Open-plan living and dining area
- Kitchen with traditional Aga
- Direct access to the rear garden
- Principal bedroom with roll-top bath

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110941



Property Ref:
BAT110941 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01225 425111



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



allenandharris.co.uk