



ALDERLEY ROAD

Winkworth





# 22 ALDERLEY ROAD BATH, BA2 1LB

A fantastic opportunity to secure the best plot on Alderley Road. In need of some renovation, this 3 bedroom semi-detached property boasts great views of both City and Country.

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3-bedrooms | Chain Free | Amazing views | Potential to Extend | Good sized corner plot garden

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Bath Spa Station 3 miles | Oldfield Park Station 1.5 miles

**Winkworth**

## DESCRIPTION

Situated just off Mount Road is this wonderful 3-bedroom property with amazing potential. Offering as CHAIN FREE, this property boasts space, well-proportioned rooms, great views and ample light.

The property was originally built in the 1960's and has had 1 owner. It needs some updating but could make a brilliant family home.

The ground floor of the property comprises an open plan lounge/ diner and kitchen. The lounge/diner is dual-aspect with a big east-facing window overlooking the cul-de-sac and beyond to the city on one side. There are then also sliding doors into the garden. The kitchen also has access directly to the garden as well.

The upper floor consists of the primary bedroom being at the front of the property with elevated views across Bath. The second bedroom, also a double, is at the rear overlooking the garden and lastly, a single, also at the front. The dual aspect bathroom comprises a shower over a bath, a toilet, and a sink. The landing window overlooks the country views to the west of the property, where you can see Beckford Tower and Kelston Round Hill.



## OUTSIDE

Due to being a corner plot, externally there is a brilliant sized garden wrapping around the property. Benefitting from getting sun throughout the whole day and a garden shed. There is a driveway to the property that has space for two cars and a small matured front garden.





## LOCATION

The property is situated in Southdown just off Mount Road. Mount Road shops, which has barbers, hairdressers, a Co-op, a Pharmacy and Hardware store, is just a short walk from the property. To the rear, you have Roundhill park, which offers brilliant walks, views, and great space for kids to play in the play park. A slightly further walk is Brickfields, which has another kids' park, an enclosed dog walking area and access to the two tunnels walk around Bath. Just down the hill is Bath City Farm, which is a brilliant place for young and old people which has just had a new café built.

## TENURE

Freehold.

## SERVICES

All main services are connected

## LOCAL AUTHORITY

Bath & North East Sommerset Council  
Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

## VIEWING

Strictly by appointment with Winkworth Bath



## FIXTURES & FITTINGS

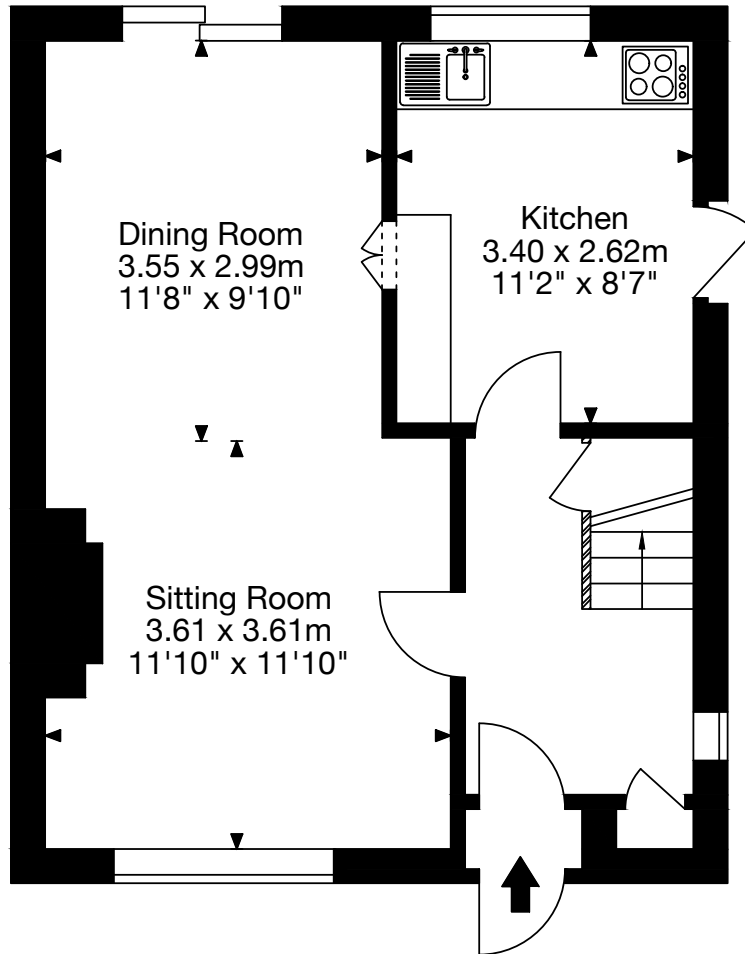
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

EPC - E

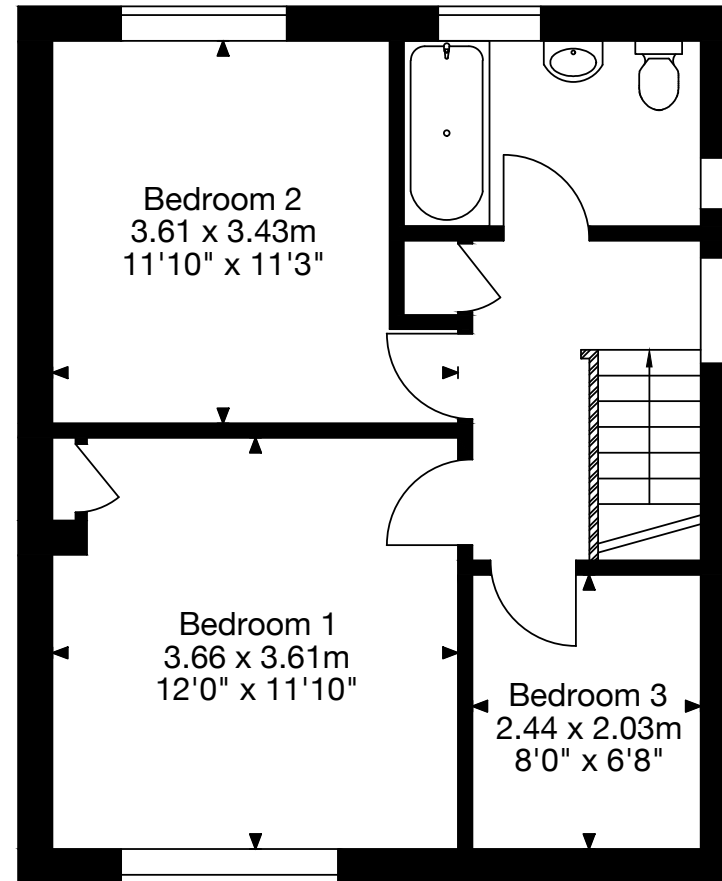
COUNCIL TAX - D



22 Alderley Road, Bath BA2 1LB  
Gross Internal Area (Approx)  
83 sq m / 892 sq ft



Ground Floor



First Floor

Capture Property Marketing 2022. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

Capture.

# Winkworth

Winkworth Estate Agents Bath  
13 Argyle Street  
Bath  
BA2 4BQ

01225 829000 | [bath@winkworth.co.uk](mailto:bath@winkworth.co.uk)