



QUEENWOOD AVENUE

Winkworth







# 27 Queenwood Avenue, Bath, BA1 6EU

An immaculately presented three bedroom Victorian terraced house in a popular area of Bath.

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Sitting room | Dining room | Kitchen | Large Double Bedroom 1 | Bedroom 2 | Family Bathroom | Converted loft room with en suite shower room | Rear Garden | On Street Parking.

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Bath City Center 1.6 miles | Victoria Park 1.3 miles

**Winkworth**



## DESCRIPTION

This is a superb family house with light spacious accommodation over three storeys which has been thoughtfully and tastefully decorated throughout. The accommodation comprises, on the ground floor; a spacious sitting room with wood burning stove and bay window to the front which is open plan to the dining room which also has an ornate Victorian feature fireplace and a window overlooking the rear garden. The kitchen is at the rear of the house and has a breakfast bar to the side with freestanding Fridge Freezer, range style oven and gas hob, a range of wall and base units with quartz work surfaces. A door leads of the rear into the back garden.

Upstairs the master bedroom is a large double at the front of the house which has the benefit of the bay and stripped wood floors, there is a second double on this floor and a large family bathroom with roll topped bath and a walk-in glazed shower cubicle.

On the top floor there is a superb loft conversion which offers not only a spacious bedroom but also comprises an en suite shower room. The rear dormer offers long range views up toward Lansdown and off to the countryside around Solsbury Hill.

Everything has been very well thought out throughout with features such as plantation blinds offering privacy and shade.

## OUTSIDE

The rear garden is low maintenance with a lawned area bordered by assorted trees and shrubs. There is a patio at the rear with a gate leading to a shared pathway.

## LOCATION

Queenwood Avenue is a great family oriented area of Bath. Ideally placed for a number of schools including St. Stephens primary, Kingswood and Royal High School as well as a number of state schools. The location is just on the edge of the countryside and offers easy access to some delightful walks. You have an array of amenities close by on Camden Road. There is also Larkhall just down the hill with its myriad of local shops, eateries and cafes.

Council Tax Band C  
Bath & Northeast Somerset Council







### **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**

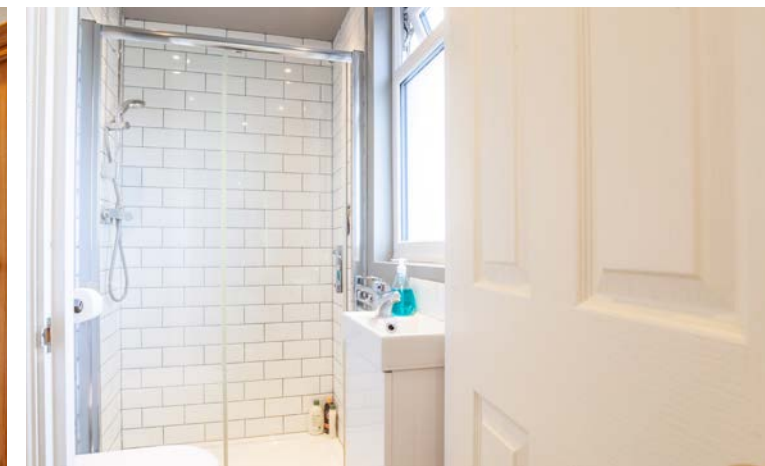
Strictly by appointment with Winkworth Bath

### **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**

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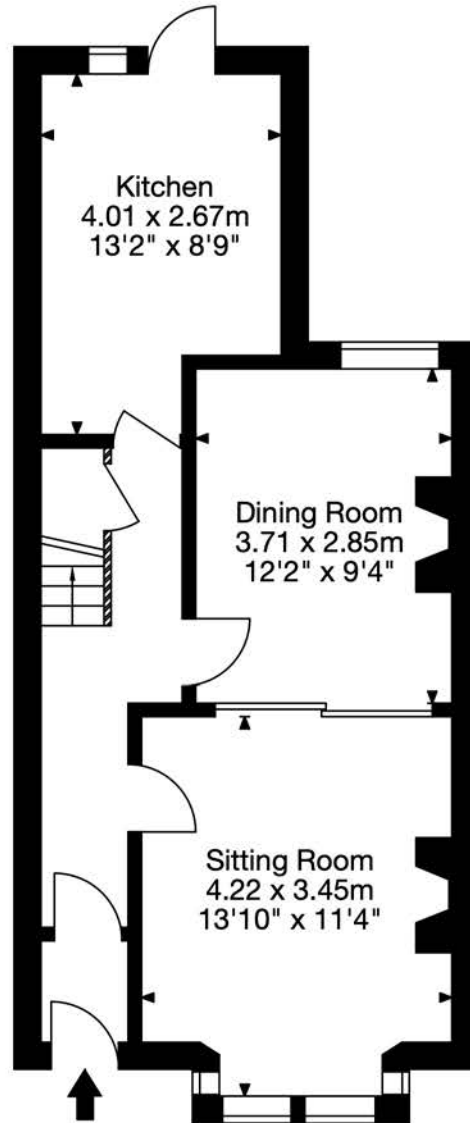
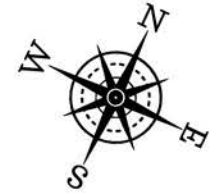




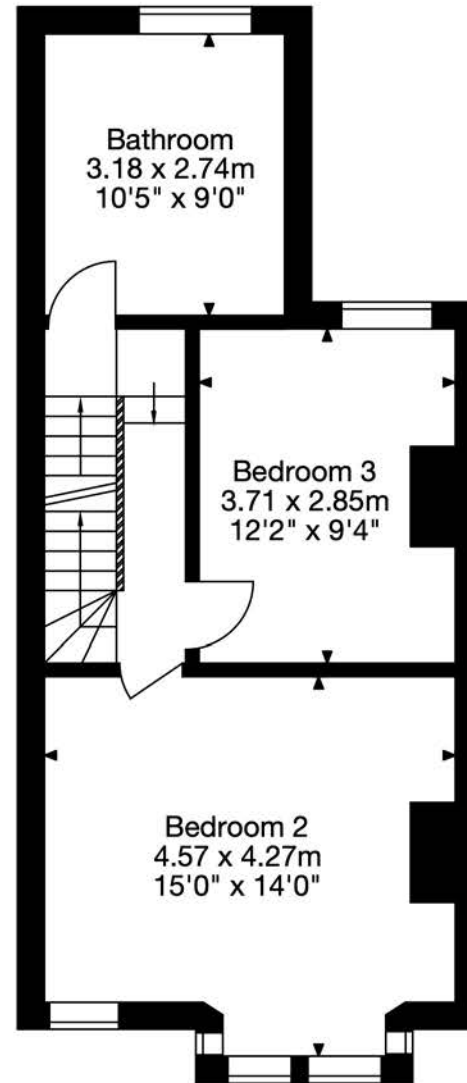




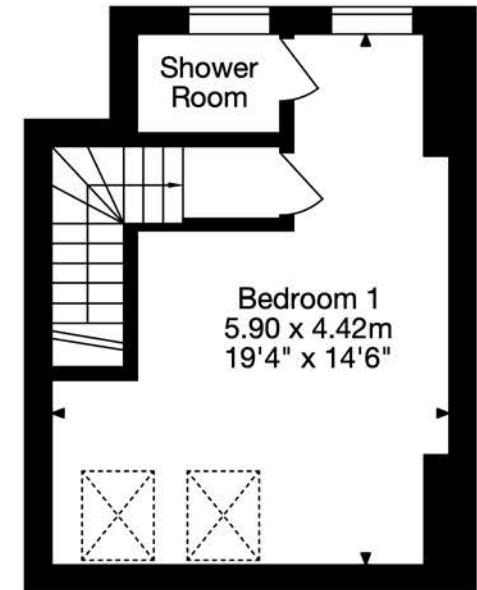
27 Queenswood Avenue,  
Bath BA1 6EU  
SN10 3QP  
Approx. Gross Internal Area  
1227 Sq Ft - 114 Sq M



Ground Floor



First Floor



Second Floor



# Winkworth

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