



55 NEWBRIDGE HILL

Winkworth



55 NEWBRIDGE HILL

BATH BA1

A fine semi-detached Victorian family house with 6 bedrooms, a garage/carport and off street parking.

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Play room | Utility room | Master bedroom with ensuite shower room
5 further bedrooms | 2 family bathrooms | Cellar/workshop | w/c
Garden | Garage | Car port with living roof | Off street parking/driveway.
Circa 3,000sqft

Bath office
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Winkworth
See things differently.

DESCRIPTION

55 Newbridge Hill is an impressive Victorian house with spacious accommodation arranged over four floors. Beautifully renovated by the current vendors the property combines modern stylish décor with Victorian period features and high spec modern kitchen and bathrooms.

Stepping into the house you are welcomed with a generous entrance hall with wooden parquet floor, coat hanging, shoe storage, ceiling rose and coving. This space leads into the 2 large reception rooms and downstairs w.c.

Both reception rooms have high ceilings, large double glazed sash windows, period fireplaces and wooden parquet flooring. The sitting room has a large bay window and the dining room has a balcony overlooking the rear garden.

Steps lead down from the entrance hall to a spacious kitchen and breakfast room, this room has been recently extended and improved with a large sky lantern. The kitchen has modern white cabinets, granite worktop and breakfast bar. The appliances include an American style fridge, 2 neff integrated ovens, microwave and warming drawer. The dining space has double door leading out to the garden.

Back from the hallway, stairs lead you down to the play room with doors to garden and the large laundry room.

On the upper 2 floors are the 5 / 6 bedrooms and 3 bath / shower rooms.

The principle bedroom has an ensuite shower room with large double walk in shower and underfloor heating, the bedroom also benefits from a large bay window and period fireplace. The second bedroom on this floor is equally well proportioned and has fireplace and views. The third bedroom is used by the vendors as a walk in wardrobe / dressing room. There is a family bathroom with bath.

Upstairs there are 3 further bedrooms and a second family bathroom with walk in shower.

OUTSIDE

To the front of the property there is a small garden, off-street parking for three or four cars, carport and garage and to the rear there is a southerly facing garden.



LOCATION

Newbridge Hill is a popular residential area situated within walking distance of the City Centre and close to the Royal Victoria Park. In addition, it is a short stroll from popular shops in Chelsea Road including the local post office, general stores and restaurant. Bath centre is within 1.5 miles.

FIXTURES AND 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.

TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Bath & North East Somerset Council:
Tel: 01225 477000 or www.bathnes.gov.uk

COUNCIL TAX BAND

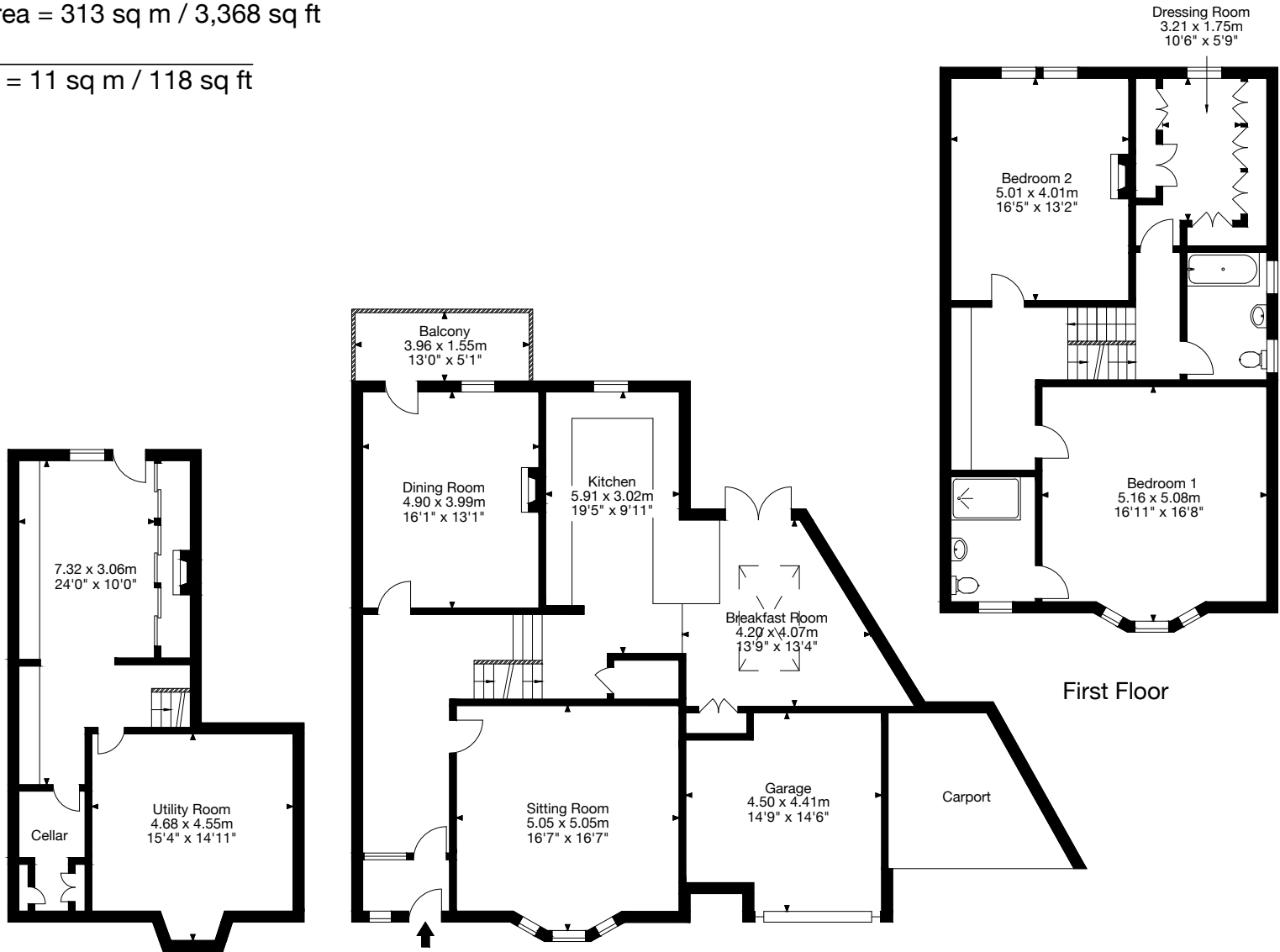
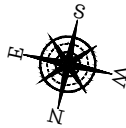
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VIEWING

Strictly by appointment with Winkworth.

55 Newbridge Hill, Bath BA1 3PR
Gross Internal Area (Approx.)
Main House = 295 sq m / 3,175 sq ft
Garage = 18 sq m / 193 sq ft
Total Area = 313 sq m / 3,368 sq ft

Carport = 11 sq m / 118 sq ft

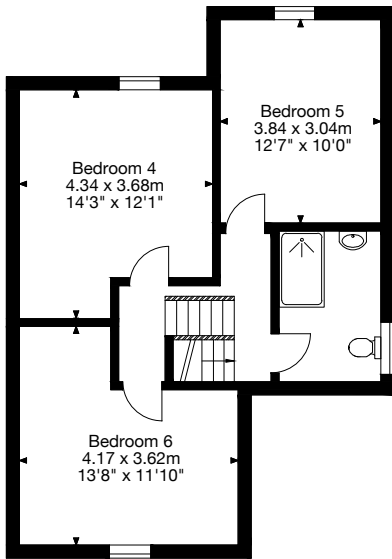


Lower Ground Floor

Ground Floor

Garage

First Floor



Second Floor





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