



## Cheltenham Street, Somerset, BA2

£800,000 *Freehold*

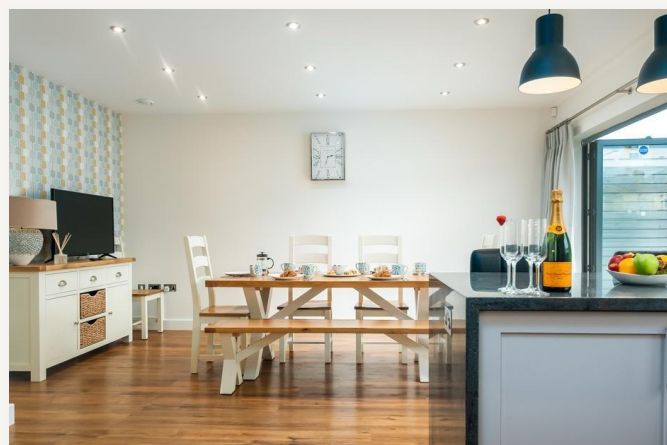


Number 36 is a fantastic townhouse constructed by local developers Greensky Developments who specialise in high quality design and finishes. Clad in Bath stone it offers versatile accommodation over three floors.

Once inside, you are greeted by a spacious entrance hall with cloakroom/utility room adjacent. The kitchen/dining room is to the rear

### KEY FEATURES

- 4 bedrooms
- 2 Reception rooms
- Garage
- Garden
- Roof Terrace
- No Chain



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of the property and is exceptionally well designed and laid out. There is access to the garden via bi-folding doors.

On the first floor is the main living room to the front with feature fireplace. There are two excellent size bedrooms to the rear, with bedroom 1 having an en suite shower room.

The second floor comprises two further double bedrooms and the family bathroom and the. There is access to a terrific roof terrace with views across Bath.

#### Outside

With the access on ground floor level, the garden has been cleverly landscaped and is ideal for outside dining and entertaining. Artificial grass has been used to keep the area low maintenance and there is a wonderful seating area. The property also has the benefit of an excellent size garage.

Council Tax Band F  
Bath & Northeast Somerset Council

According to Ofcom there is good outdoor and variable indoor mobile coverage. There is Ultrafast Broadband available at this address.







Cheltenham Street is in a central location approximately half a mile from Bath city centre, so everything the city has to offer close at hand.

Bath has excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and its famous Thermae Spa.

There is an excellent range of private and state nurseries and schools, catering for all age groups.

## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:**

**EPC rating:** F

Approximate Area = 156.4 sq m / 1,683 sq ft  
 Garage / Store = 17.3 sq m / 186 sq ft  
 Total = 173.7 sq m / 1,869 sq ft  
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



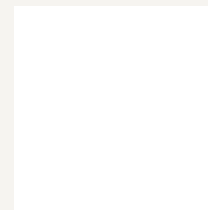
First Floor



Second Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 92 A    | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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