

16 RIVERS STREET, BATH, BA1



Winkworth



16 RIVERS STREET, BATH, BA1 2QA

A charming Grade II Listed Georgian townhouse in the heart of the city of Bath.

The House

Dining Room | Kitchen | 4 Bedrooms | 3 Bathrooms | Utility Room | Boiler room | Living room | Drawing room

Outside

Small Courtyard | Residents Parking.

Distances

M4 Junction 18 approx 10 miles, Bath Spa railway Station to London Paddington c.80 mins, Bristol c.17 mins.

Bath office

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See things differently.

DESCRIPTION

This Grade II Listed Georgian townhouse is situated on the corner of Rivers Street and Gloucester Street just a short walk from The Royal Crescent, The Circus and the famous Georgian assembly Rooms. This five storey freehold property dates from the 18th century and was at one time a grocer's store and more recently a print shop before being reconverted back to a four bedroomed dwelling house in 2003.

The versatile accommodation is arranged over 5 storeys and is entered from street level into the Ground Floor which consists of a tiled floored Entrance Hall currently used as a Dining Room. There is a feature coal effect gas fireplace, large bay windows (a feature from the former shop days).Also on this floor is the Kitchen with fully fitted Shaker units, sink, Double oven and Gas hob with cooker hood over, fridge freezer and dishwasher. Single glazed window with additional secondary glazing sash window to the front aspect. A landing sits between Dining room and Kitchen with stairs to lower and upper floors. On the lower ground floor there is a spacious Bathroom with sink, toilet, rolltop bath and heated towel rail. Also on this level is bedroom 4 with two recessed shelving areas, fireplace alcove and single glazed sash window to the front aspect overlooking courtyard. To the side of the property under the road there is a converted vault which creates a useful Utility / Kitchen Room with fitted units, electric hob, oven and fridge Pavement light. Radiator. Stainless steel sink and drainer. Door leading to Boiler Room. Plumbing for washing machine and tumble dryer. Then the boiler room with Gas/Electricity Controls and double glazed exit door to Courtyard. The courtyard is a 7' 2" x 5' 8" space to the Rivers Street side of the house.



On the first floor there is the Living Room with ceiling cornice, dado rails, attractive coal effect gas fireplace and twin single glazing with secondary glazing sash windows to the side aspect. Also on this floor is the Drawing Room with another attractive coal effect gas fireplace, ceiling cornice, dado rails, two large recessed shelving areas single glazing with secondary glazing sash window to the front aspect.

On the second Floor we find Bedroom One with fitted double wardrobes, coving and fireplace alcove. Single glazing with secondary glazing sash window to the side aspect. On this floor there is also a Dressing / Shower Room with shower cubicle, heated towel rail, WC and sink. partly tiled walls, fireplace alcove and ceiling cornice. Single glazing with secondary glazing sash window to the front aspect.

On the top floor Bedroom Three contains single fitted wardrobe and wall cupboards. Fireplace alcove. Single glazed sash window to the front aspect. There is a landing area with shelf, storage space and access to loft. There is also a shower Room which includes shower cubicle, wc and sink. Finally Bedroom 2 Single glazed sash window to the front aspect. Shelving.

LOCATION

Rivers Street is situated on the lower slopes of Lansdown close to the Georgian centre of Bath including The Circus, Assembly rooms and The famous Royal Crescent. Just a short walk down to the main shopping area of the city it is also within striking distance of Royal Victoria Park and several pubs and restaurants.

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.

SERVICES

Mains Gas, Electric and Water

LOCAL AUTHORITY

Bath & Northeast Somerset

COUNCIL TAX BAND

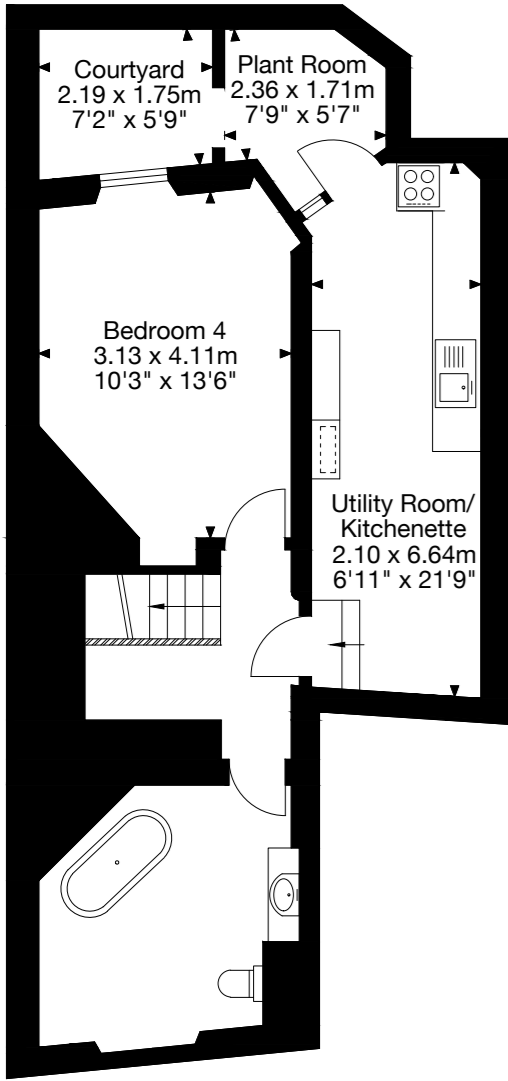
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VIEWING

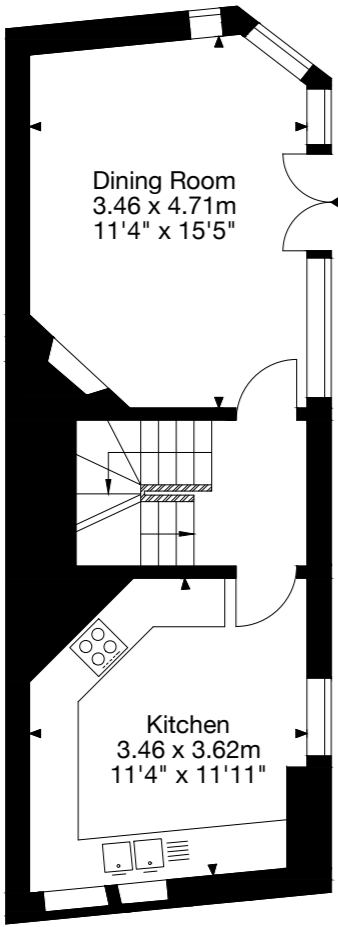
Strictly by appointment via sole agent Winkworth 01225 829000



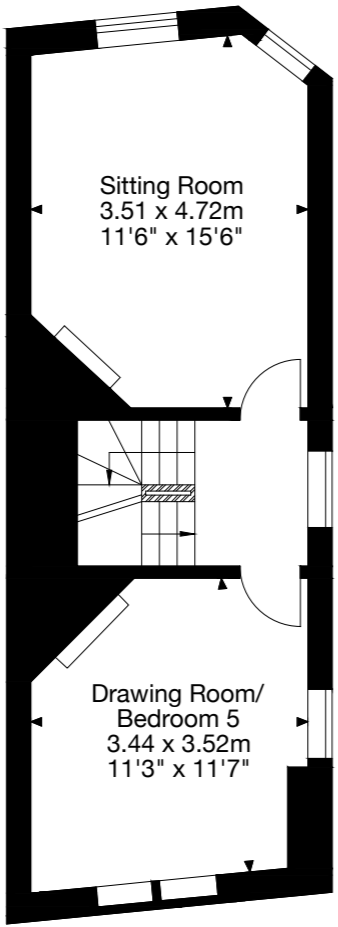
16 Rivers Street, Bath BA1 2QA
Gross Internal Area (Approx.)
Main House = 195.66 sq m / 2,106 sq ft



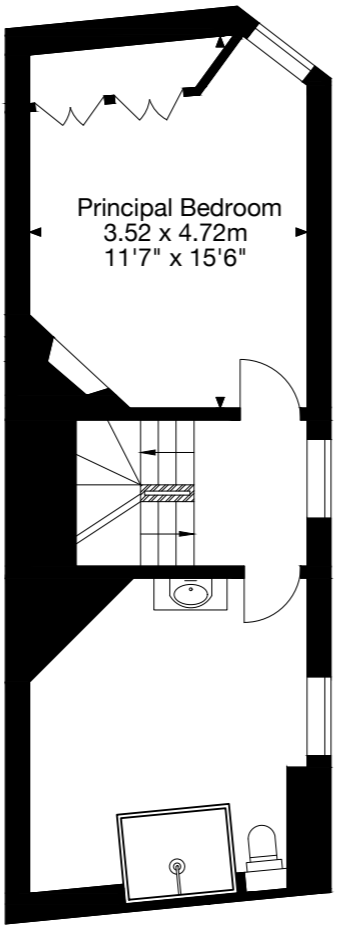
Lower Ground Floor



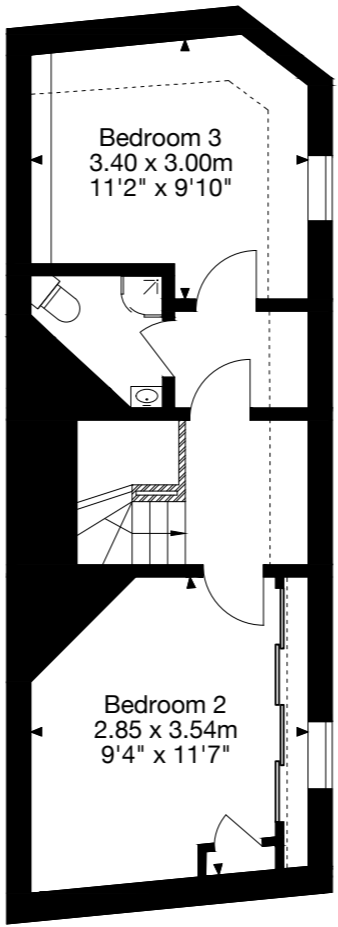
Ground Floor



First Floor

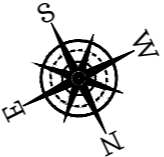


Second Floor



Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





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