



16 HENRIETTA GARDENS, BA2
£900,000 FREEHOLD

Winkworth



16 HENRIETTA GARDENS, BA2

Planning permission for a 5 bedroom house | Less than 5 minutes walk into central Bath | quiet location overlooking the park | Garden | Driveway parking for 3 cars. Proposed layout will be circa 2,500 sqft.

600 metres to the centre of Bath.

PROPOSED LAYOUT:

Spacious entrance hall | w/c | openplan kitchen, dining and living space | separate sitting room | utility room | boot room | cycle store.

Master bedroom with dressing room and ensuite. 4 further bedrooms and family bathroom.

Front and rear garden | Off street parking for 3 cars.

Shell build approx. £150,000 plus vat.

Semi-detached house in a highly sought-after Parkside location.

The layout as the house stands is entrance hall, 3 reception rooms including a conservatory, kitchen and utility room. Upstairs there are 2 bedrooms and 2 bathrooms (the third bedroom has been converted into a second bathroom).

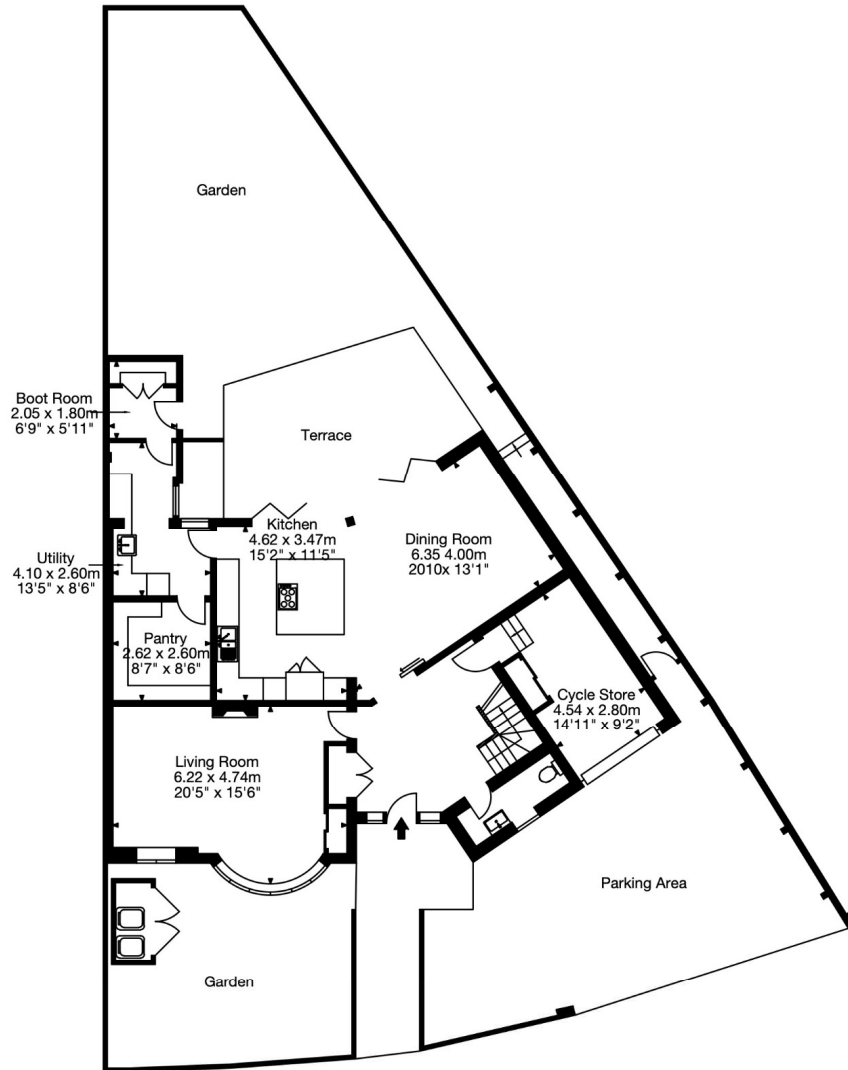
Tenure: Freehold
Council Tax: Band E
Planning Ref: 21/02482/FUL
Postcode: BA2 6LZ



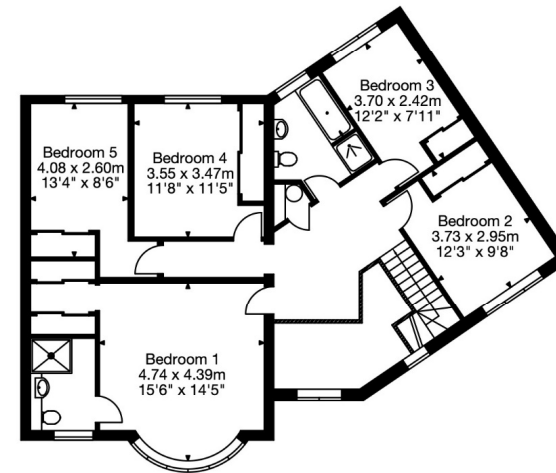




16 Henrietta Gardens,
Bath BA2 6LZ
Approx. Gross Internal Area
2427 Sq Ft - 225 Sq M



Ground Floor



First Floor

Capture Property Marketing 2021. 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.

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