



Brougham Hayes

Winkworth



18 Brougham Hayes, BA2 3QU

Situated between Bath and Oldfield Park sits this fabulous 2-bedroom end terrace. After being fully renovated and extended, this property boasts ample natural light and modern feel and is in an amazing location for access to the city and southern Bath.

2 Bedroom | 2 Reception rooms | Recently renovated | Off street parking | Garage | New Boiler

Bath City Center 1.1 miles | Victoria Park 1.2 miles | Oldfield Park Station 0.3 Miles

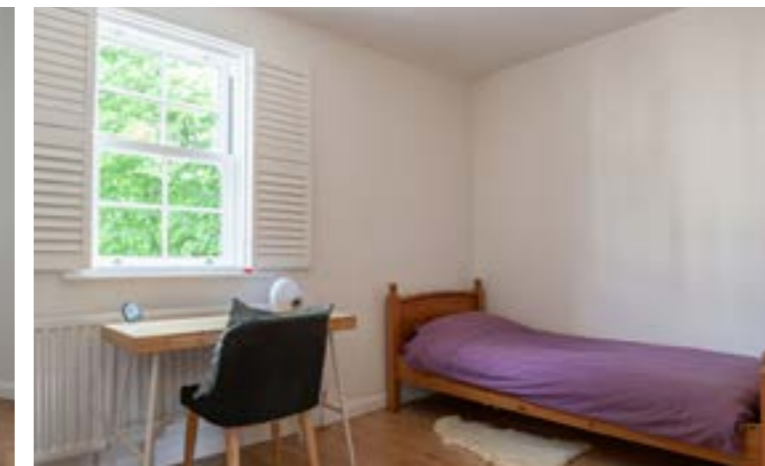
Winkworth

DESCRIPTION

The ground floor comprises of an entrance hallway and snug at the front of the property with the open plan kitchen/ lounge at the rear of the property. As part of the extensive renovations these rooms have been fully updated. There is engineered wood flooring laid in the snug and hallways and ceramic flooring in the kitchen and bathroom. The kitchen/ lounge has been extended to make a fabulous open plan living space with direct access to the garden through double doors. The kitchen is a modern, handleless design with additional storage/ utility space provided. The extension to the rear benefits from the amount of natural light that floods through the skylights, French doors and windows. Additionally on the ground floor is the bathroom. This has been fully updated with a brand-new suite installed.

On the first floor is two double sized bedrooms. The guest bedroom at the front of the property benefits from having California shutters installed and ample space for storage/wardrobes. The primary bedroom at the rear of the property is westerly facing and gets great evening sun.

Externally there is a westerly, low maintenance garden. The garden is in sunlight from late morning to sunset and is very private. The garden also provides access to the off-street parking and garage at the rear.



TENURE

Freehold

SERVICES

All main services are connected

LOCAL AUTHORITY

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

VIEWING

Strictly by appointment with Winkworth Bath

FIXTURES & FITTINGS

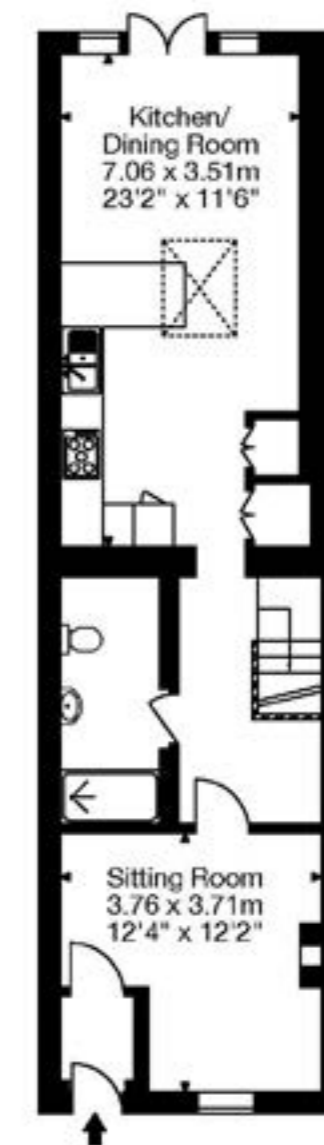
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.



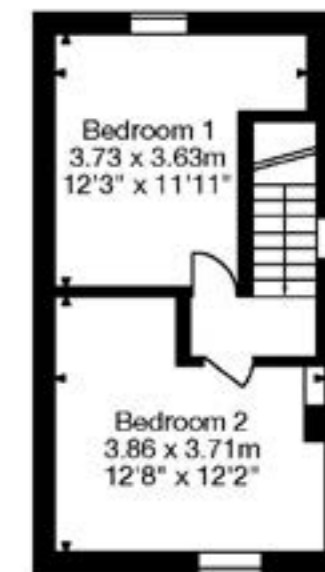
18 Brougham Hayes,
Bath BA2 3QU
Main House
877 Sq Ft - 81 Sq M
Garage
182 Sq Ft - 17 Sq M
Total Area
1059 Sq Ft - 98 Sq M



Garage



Ground Floor



First Floor



Winkworth

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