



G R E G O R Y S
— E S T A T E A G E N T S —

15 Edward Street
Bath, BA1 3BP

Offers Over £500,000



Positioned on a quiet road in the popular Lower Weston area, this excellently presented three bedroom home is sure to turn heads. Dressed to impress & boasting an enviable blend of period charm & boujee decor, this Victorian terraced home offers both style & substance. The spacious accommodation is arranged over three floors and welcomes with entrance hall leading through to a charming lounge/diner, complete with feature fireplace & attractive bay window to the front aspect. To the rear of the ground floor an open plan kitchen/breakfast room sits, drenched in natural light and benefitting from French doors to the rear garden. Upstairs, two double bedrooms can be found, and a chic four piece bathroom, complete with large freestanding bath, and rainfall shower enclosure. A well designed loft conversion offers a third double bedroom and boasts far reaching views to both the front & rear aspects. Externally, this stylish home continues to impress, with a low maintenance south westerly facing garden, an ideal space for entertaining. A good sized undercroft is accessed from the garden, offering a practical storage area. Situated near the stunning Royal Victoria Park, and within easy reach of Bath city centre & the bustling Chelsea Road, this sought after home is a must view.

GREGORYS ESTATE AGENTS - BATH
12 CHELSEA ROAD, BATH, BA1 3DU

TEL: 01225 969269 E-MAIL: ENQUIRIES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE

Door with transom window to front aspect, tiled flooring, internal door leading to hall.

HALL

Stairs leading to first floor, radiator, door to lounge/diner.

LOUNGE 10' 11" x 13' 3" (3.33m x 4.03m)

uPVC double glazed bay window to front aspect, exposed floorboards, feature fireplace with surround & slate hearth, radiator, fitted multimedia unit.

DINING ROOM 12' 2" x 14' 1" (3.70m x 4.30m)

uPVC double glazed window to rear aspect, exposed floorboards, radiator, fitted desk, tiled hearth.

KITCHEN/BREAKFAST ROOM 10' 3" x 14' 1" (3.12m x 4.30m)

A generous selection of matching base units with wooden work surface over & breakfast bar. Integrated appliances to include double electric oven, fridge freezer, four ring induction hob & dishwasher. Space for washing machine, undermount sink basin with mixer tap, uPVC double glazed window to rear aspect, uPVC double glazed French doors leading to rear garden, radiator, tiled flooring, fitted shelving unit, spotlighting.

LANDING

Stairs leading to ground floor, stairs leading to bedroom three, doorways to rooms, thermostat.

BEDROOM ONE 11' 1" x 14' 0" (3.38m x 4.27m)

uPVC double glazed windows to front aspect, radiator, feature coffered ceiling.

BEDROOM 2 12' 2" x 6' 11" (3.72m x 2.10m)

uPVC double glazed window to rear aspect, radiator, spotlighting, fitted storage unit with hanging space & shelving.

BATHROOM 10' 2" x 7' 6" (3.10m x 2.29m)

A contemporary four piece suite comprising close cistern WC, wash hand basin set in dresser vanity unit, feature freestanding bath with mixer tap and body shower attachment, and large walk in shower enclosure with glass screen, mains fixtures & rainfall shower head. Heated towel radiator, tiled flooring, tiled splash backs, spotlighting, uPVC double glazed window to rear aspect, underfloor heating.

BEDROOM 3 13' 3" x 10' 10" (4.03m x 3.30m)

uPVC double glazed Velux windows to dual aspects, radiator, eaves storage, fitted wardrobe.

REAR GARDEN

A well presented, low maintenance garden enclosed with boundary fencing & hedgerows. Steps leading from kitchen/breakfast room to paved patio area surrounded with mature borders & planters. Area laid with artificial lawn with decorative flower beds. Outside lighting, access to undercroft.

UNDERCOFT

Spacious undercroft storage, housing utility meters, consumer unit & 'Valiant' combination boiler.

FRONT ASPECT

Enclosed front garden with privacy hedging & boundary wall, gated pathway leading to front door.





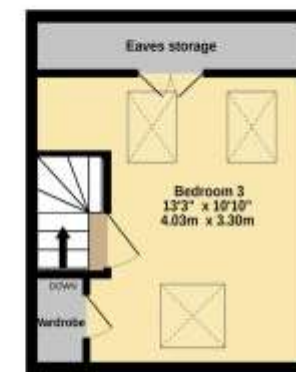
Ground Floor
577 sq ft. (48.9 sq m.) approx.



1st Floor
441 sq ft. (40.9 sq m.) approx.



2nd Floor
257 sq ft. (23.8 sq m.) approx.



TOTAL FLOOR AREA: 1275 sq ft. (118.4 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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