



📍 8 Kensington Gardens, Bath, BA1 6LH

🔗 Offers In Excess Of £500,000

An immaculately presented, greatly improved, three bedroom, two reception room, Victorian house with GARAGE and easily maintainable garden, which is situated on a popular road, offering the convenience of easy access both in and out of the city centre.

- Immaculately Presented, Victorian House
- Three Bedrooms, Two Reception Rooms
- Newly Fitted Kitchen Units
- Neutral Décor Throughout
- Bathroom With Modern, White Suite
- UPVC Double Glazing & Gas Central Heating
- Wood Burning Stove
- Easily Maintainable Garden
- Garage
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D



A rare find! An immaculately presented, greatly improved, Victorian house with GARAGE and easily maintainable garden, which is situated on a popular road, offering the convenience of easy access both in and out of the city centre. The property is being sold for the first time in over 70 years and benefits from NO ONWARD CHAIN.

The property has recently been renovated and benefits from, lovely, light, redecorated accommodation which comprises; entrance vestibule, hall with under stairs cupboard, lovely, light sitting room with bay window, oak flooring, feature fireplace and inset wood burning stove, dining room with oak flooring, superb kitchen/breakfast room with an excellent range of newly fitted units, built in oven, hob and extractor, door to side leading to the garden, good sized, principle bedroom with three windows to the front giving wonderful views over the city and countryside beyond, two further bedrooms and a superb bathroom with contemporary, white suite.

Externally there is a modest, easily maintainable garden to the rear with a raised, paved patio seating area and useful space behind the kitchen for storage.

Integral, single garage with up and over door to front, power and lighting. Dropped kerb in front.

Note: Under section 21 of the Estate Agents Act we hereby give notice that the vendor of this property is a Strakers member of staff.

Situation

Kensington Gardens is a lightly used residential street on the lower slopes of Camden, set well back from London Road. Situated in an elevated position it provides far-reaching views across the city to the south-west. Local shops and amenities can be found close by in the village of Larkhall and Morrisons supermarket is a just a short walk away. There is easy access to the train station and city centre amenities. The property is situated within 2 miles of the A4 and only 9 miles from junction 18 of the M4, which is accessible without having to cross the city and an ideal location for those looking to commute into Bristol or London.

Property Information

Council Tax Band; C

Tenure; Freehold

Services; Mains gas, electricity, water and drainage

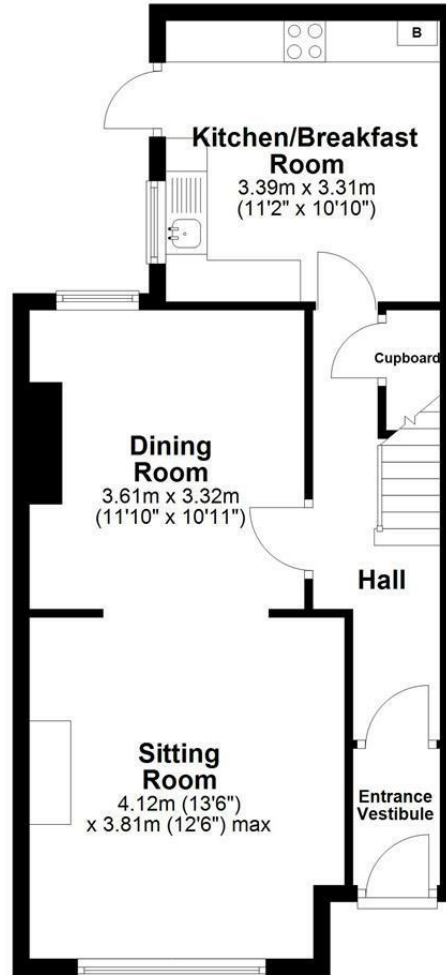
Gas central heating and UPVC double glazing

EPC Rating; D



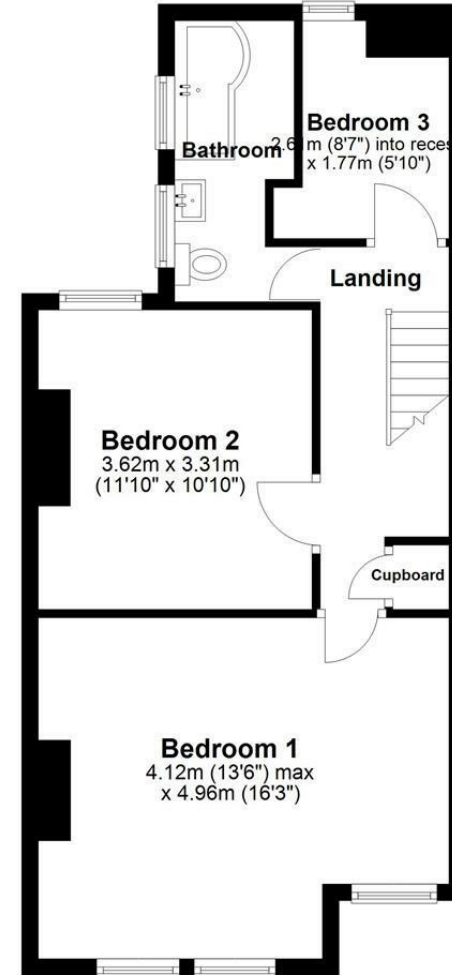
Ground Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Basement

Approx. 12.2 sq. metres (130.9 sq. feet)



Total area: approx. 110.3 sq. metres (1186.9 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.