



# ASPIRE

— TO MOVE —



## Queenwood Avenue, Bath, BA1

Video and physical viewings available. Two bedroom unfurnished terraced house located in Camden, Bath. Available 19th February, the property would best suit a professional couple or small family.

Queenwood Avenue is located in the Camden area of Bath. The location provides good access to Bath city centre which is 1.1 miles away. There are local amenities which include two pubs, hairdressers, pharmacy and convenience store all within 0.2 miles. There is a bus stop on Camden Road, 0.1 miles away.

**£1,600 PCM**

# Queenwood Avenue, Bath, BA1

- Terraced house
- Garden with views
- Video viewing available
- Located in Camden
- Rear access
- Council tax band C
- Two bedrooms
- Available 19th February
- Holding deposit: £369

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Downstairs there are two reception rooms, to the front the living room which features a bay window. The dining room gives access to the under stairs cupboard and kitchen. The kitchen is located to the rear and has base and wall units, cooker, gas hob, extractor, fridge/freezer, washing machine and integrated dishwasher. French doors lead out onto decking which provides fantastic views towards Batheaston and Bathford. There is rear access to the garden via a pathway. Upstairs there is a family bathroom with separate shower cubicle and bath. There is also a separate WC which houses the gas combination boiler. Bedroom one is located to the front of the property and has two storage cupboards. The second bedroom is a smaller double and also has a storage cupboard.

The property is available from the 19th February and would best suit a professional couple or small family. Pets considered at landlords discretion. On street parking.

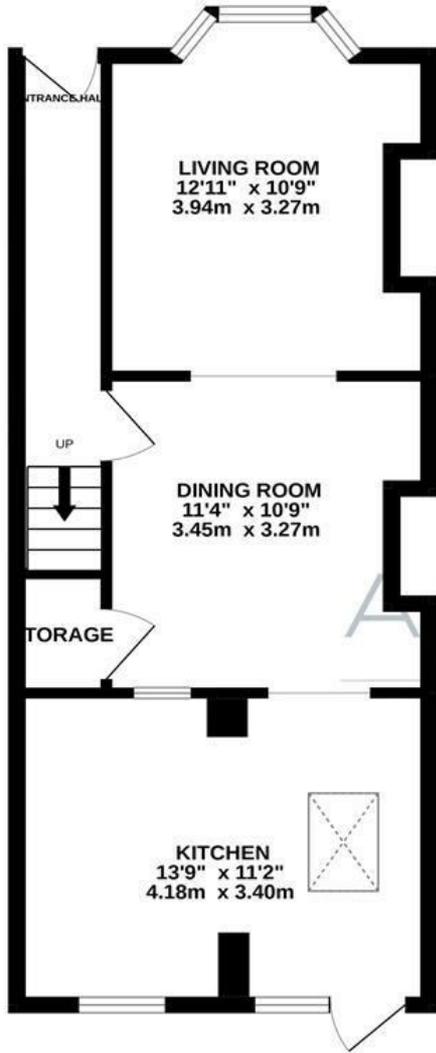
Council tax band C: £1968.48





# Floor Plan

GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



QUEENWOOD AVENUE, BATH, BA1

TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |