



ASPIRE

— TO MOVE —



Lascelles Avenue, Bath, BA2

A beautifully presented contemporary four bedroom family home located in the Holburne Park development, Bath. The property is offered furnished and is available April 2026.

Lascelles Avenue is part of Holburne Park and just a short stroll from the beautiful, vibrant city of Bath and everything it has to offer. A pathway leads down to the scenic Kennet and Avon Canal, where you will find Britain's most popular long-distance waterside cycle route, while the city centre is a short walk away. With close proximity to swathes of countryside and impressive parks, Bath Rugby Club, Bath Golf Club and the exceptional facilities at Bath University are just a few examples of the sports and leisure opportunities available here.

£3,650 PCM

Lascelles Avenue, Bath, BA2

- Four bedroom contemporary home
- Furnished
- Available April 2026
- Periodic contract - 12 months
- Parking and garage
- Holburne Park development
- Council tax band F
- Holding deposit: £842.00

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The ground floor accommodation features underfloor heating and consists of open plan kitchen/dining room, WC and has internal access from the hallway to the garage / utility room. The kitchen is from manufacturer Neptune and has a modern, minimalist look, fully equipped with Siemens appliances.

In keeping with traditional townhouse form, the drawing room is to the first floor. Offering a light and airy feel, the drawing room retains its homely warmth through the Georgian style fireplace. The principal bedroom features an en suite shower room and fully fitted dressing area.

The second floor offers a further three double bedrooms, family bathroom and en suite bathroom. Bedroom four is also suitable for a study - as the current owner has displayed.

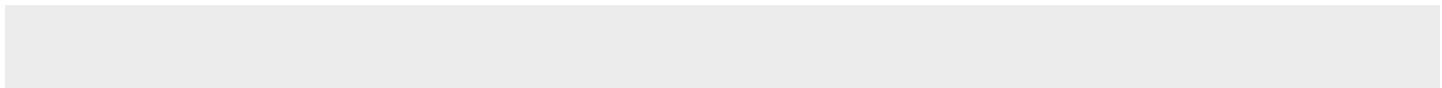
The rear garden is accessed through the kitchen/diner. With French doors opening directly onto the garden, this secluded area is ideal for alfresco dining.

The garden features a combination of graveled and paved areas with high quality solid wooden fence surround, outside tap and power point.

The property is offered fully furnished and is available mid April 2026. Pets considered at landlords discretion.

Council tax band F: £3,198.78



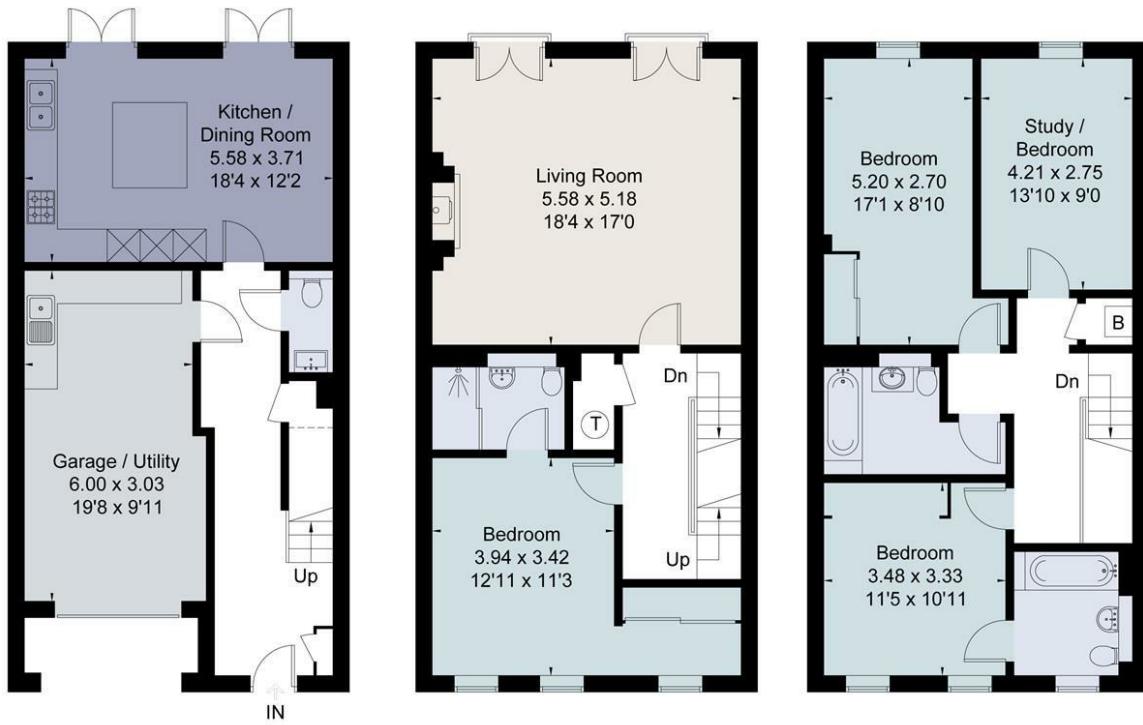


Floor Plan

Approximate Area = 163.5 sq m / 1760 sq ft
 Including Limited Use Area (1.6 sq m / 17 sq ft)
 Garage / Utility = 19.1 sq m / 205 sq ft
 Total = 182.6 sq m / 1965 sq ft
 For identification only. Not to scale.
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[] = Reduced head height below 1.5m



Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 83 | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |