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**FOR
SALE**



**BELGRAVE CRESCENT, BATH
BA1 5JU**

4 BEDROOM HOUSE

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- Elegant Victorian Townhouse, period features
 - Kitchen, dining room, sitting room, garden room
 - South facing landscaped garden
 - 4 double bedrooms, bathroom, shower room, wc
 - Breath-taking panoramic views
 - Off road parking for 2 vehicles, PV panels



DESCRIPTION

A stunning example of a Victorian Town house with many retained original period features, situated within the popular area of Camden, north of Bath. Perfectly positioned, the property benefits from the most enviable panoramic far reaching southerly views. This spacious and light period property offers versatility with accommodation spread over 4 floors, with all principle rooms enjoying the breath-taking views. The accommodation comprises, a kitchen, dining room opening through to the sitting room with a smokeless fuel log burner and exposed floorboards, drawing room/bedroom 4 with a bay window over looking the garden, three further bedrooms, large family bathroom, shower room, wc and a garden room. Externally there is a rear garden which has been tenderly landscaped over recent years offering a patio area, an abundance of mature trees, shrubs, plants, kitchen garden and a pond. Two off road parking spaces can be found at the end of the garden. The roof houses 12 photovoltaic panels, significantly reducing energy costs.

LOCATION

Belgrave Crescent is situated on the upper slopes of Camden, located within easy walking distance of the city centre and all its amenities. There are plenty of independent businesses as you walk towards town on the wonderful Walcot Street. Bath is one of only three UK World Heritage Cities and enjoys international claim for its fine classical architecture and Roman heritage. The city offers a wide variety of restaurants and shops and is home to an international music festival each spring. There are very well-regarded schools nearby in both the state and private sectors, and nearby sporting facilities include the Bath Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club. The Recreation ground in the city centre provides the home ground to Bath Rugby. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Tenure - Leasehold. 1000 year lease from 1875

