

Oxford Row, Bath BAI



Situation

Occupying a magnificent position within one of the most historic and architecturally renowned Georgian areas in Bath just around the corner from The Assembly Rooms, The Circus and Royal Crescent. The city centre is directly on your doorstep with an amazing array of shopping, restaurants, bars, cafes, museums, galleries, classic historic architecture and Waitrose is approx. 200 metres down the hill. There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (approximately 90 minutes).



Guide price: £875,000

Local authority: Bath and North East Somerset Council

Council tax band: E

A beautiful Grade II listed Georgian Townhouse, beautifully renovated in a city centre location.



The House

Number 6 Oxford Row is a delightful leasehold Georgian townhouse with accommodation arranged over four storeys. The house has been extensively refurbished to a very high standard by the current owners.

On entering Number 6 the quality of the refurbishment is immediately evident with a stunning entrance hall which leads through to the main staircase which leads to all floors. The pristine kitchen on the lower ground floor has been newly fitted with built-in appliances and a breakfast bar/peninsula, which gives separation from the dining room. The dining room is of ample size hosting a large dining suite and also has access to the front vaults and external stairs up to street level.

Also, on the lower ground floor there is a newly fitted and barely used shower room with WC and wash hand basin. A corridor then leads through to a further reception room which has been fashioned from the vault and makes an excellent snug space to watch television with great acoustics.

A glazed door on the half landing leads to a West facing balcony/patio area, a delightful spot for a drink as the sun goes down or even breakfast.

On the ground floor is the principal bedroom with an ornamental fireplace and a built-in wardrobe. To the first floor is a large spacious drawing room with high ceiling, recessed TV mounting area and built-in storage cupboards/drawers, three large sash windows overlooking the front and an ornamental fireplace.

On the top floor are a further two double bedrooms with unusually generous ceiling heights and original Georgian fireplaces. A newly fitted bath and shower room serves these two bedrooms.







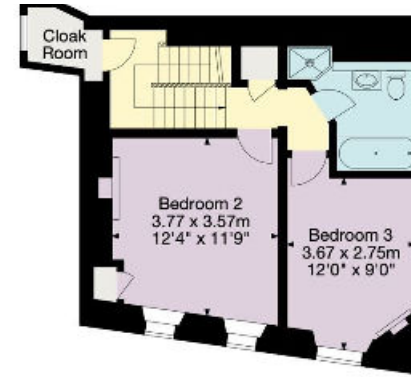
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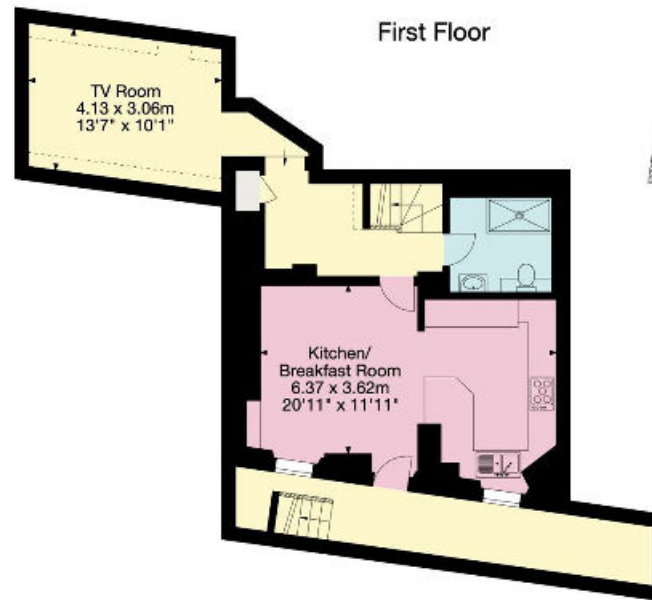
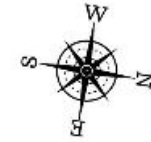
Approximate Gross Internal Floor Area
159 sq m / 1,710 sq ft



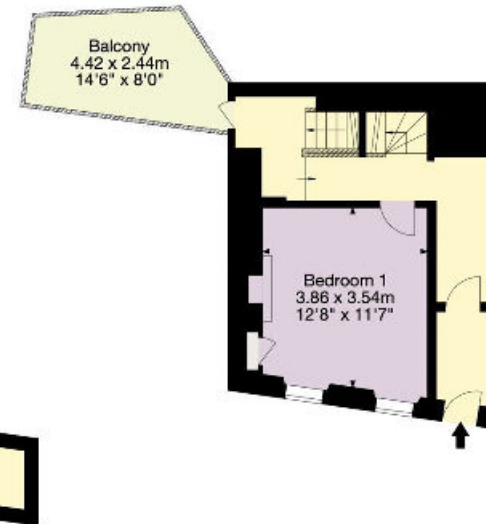
First Floor



Second Floor



Basement



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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