

Audley Park Road, Bath



A detached 1960s family home with drive, garage and gardens in a great Bath location.

Accommodation

Ground Floor Hall | Kitchen/Breakfast Room | Utility | Dining Room | Living Room | WC

First Floor Principal Bedroom Suite | Three Bedrooms | Family Bathroom

Outside Drive | Double Garage | Front and Rear Gardens

Distances

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles (All distances are approximate)

Situation

Audley Park Road is a quiet and private road just off Weston Lane, close to Weston Park, Royal Victoria Park, the Botanical Gardens and Lansdown Cricket Club. . It is a practical location that's well positioned for nurseries and schools, as well as the Royal United Hospital. Several green spaces are within easy walk, as are footpaths that connect to the Cotswolds Way and Cotswolds AONB. Bath city centre is easily reached by bus, or by bike or on foot via Victoria Park. Access to the A4 (Bristol) and the M4 can be reached without going through central Bath.

The House

103 Audley Park Road is a classic-style 1960s family home on a generous plot. It's detached, with two garages and a portico at the front. Inside, though the decor is dated, the layout, space and situation is a fantastic opportunity for refurbishment or even redevelopment. All the rooms on the ground floor are well proportioned and have views out to the west-facing rear garden - it's a lovely aspect with plenty of greenery to enjoy.

Upstairs, there are four bedrooms, one ensuite and a family bathroom, again with great views west across the garden and beyond.









Gardens and Grounds

At the front, the entrance is through a gap in the low stone wall, onto the tarmac driveway. Shrubs and hedging are on one side of the drive, with lawn, a magnolia tree and hedging on the other.

At the rear, a paved path runs through the centre of the lawn, leading down to the terraced plot below. There are a few mature shrubs and trees, with most of the garden laid to lawn.

Directions (Postcode BA1 2XN)

Head west on Queen Square and follow the square around, turning left into Charlotte Street. Follow the A4 then turn right onto Park Lane. At the mini roundabout, take the first exit onto Weston Road. Turn left onto Weston Lane and first left onto Audley Park Road. Number 103 is on the right hand side.

Property information

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Tenure: We are advised that the property is Freehold.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band G

EPC: E

Viewing: Strictly by prior appointment with the Knight Frank, LLP.

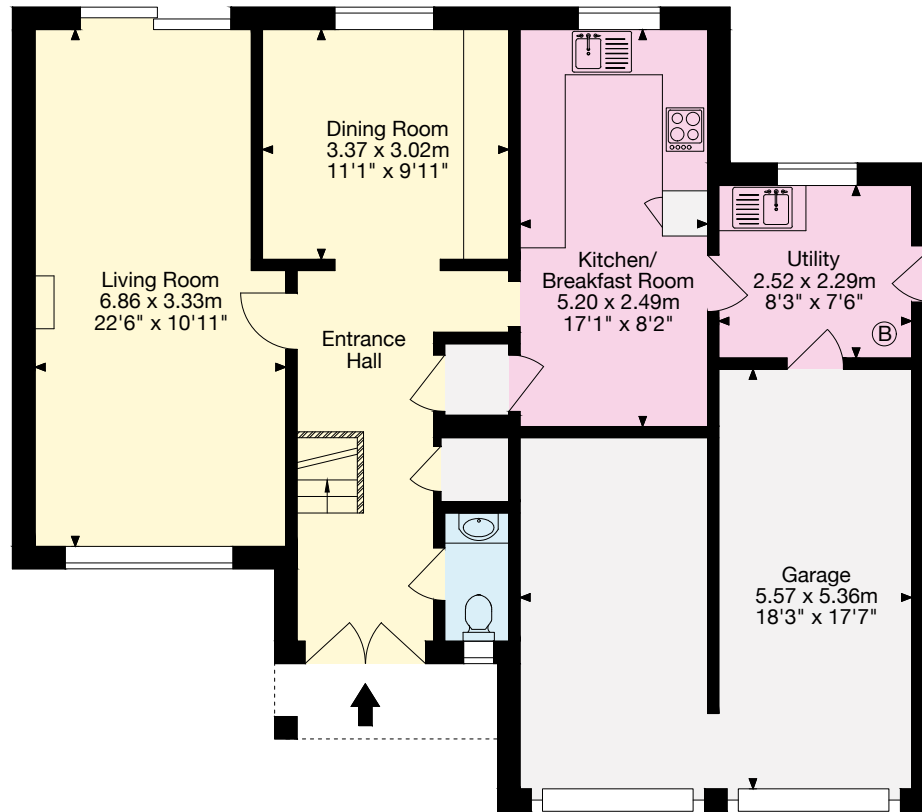


Main House = 138 sq m / 1,482 sq ft

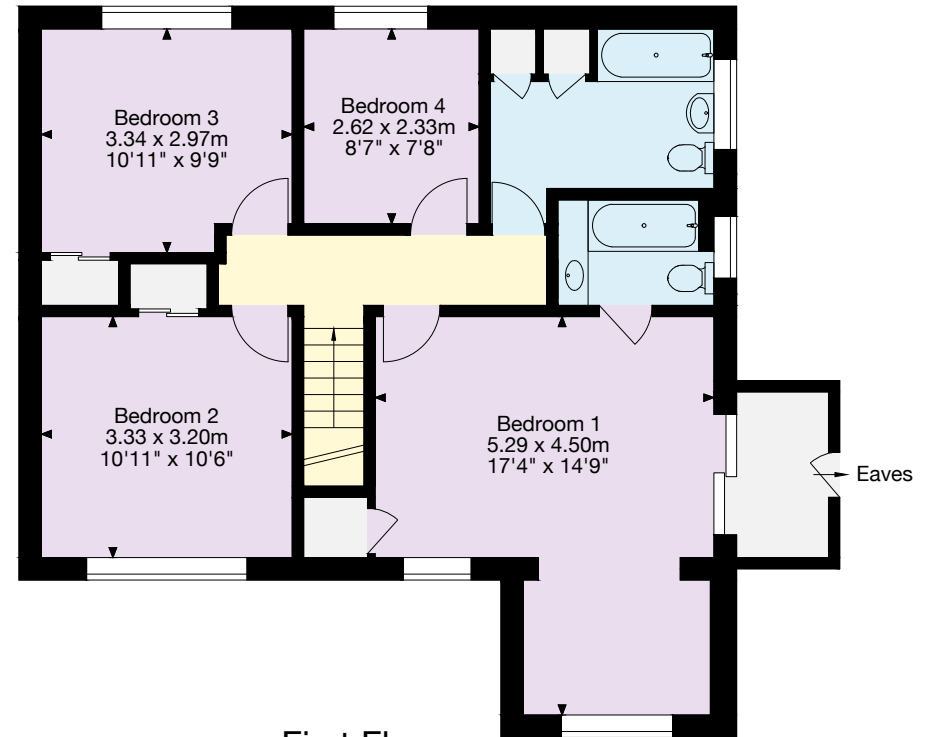
Garage = 26 sq m / 279 sq ft

Total Area = 164 sq m / 1,761 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank Bath

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Queen Square, Bath

BA1 2JQ

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I would be delighted to tell you more

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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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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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