

3 Rockliffe Road

Bath



A great four bedroom family home in Bathwick.

M4 (J17 or 18) 9 miles, Central Bath 0.5 mile
(All distances are approximate).



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Summary of accommodation

Main House

Ground floor: Sitting Room | Dining Room | Kitchen/Breakfast Room

First floor: Principal Bedroom with En Suite | 2 Further Bedrooms | Family Bathroom

Second floor: Bedroom 4

Outside


Garden | Permit Parking




Situation

Times and distances are approximate.

Bathwick is in a prime central Bath location, 10 minutes level walk from the city centre, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.

 A number of good state and independent schools are a few minutes walk away.

 There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.

 Tennis courts in the nearby park.



The House

Situated in the prime suburban location of Bathwick, this stunning property offers an ideal setting for families and professionals alike, with its proximity to the city centre, excellent schools, and beautiful parks.

The home retains its original character with period features such as original fireplaces in the principal rooms and stripped and polished floorboards in the hall, sitting room, and dining room. The heart of this home boasts a bespoke kitchen with beech worktops, oak floorboards, a gas hob, and a double oven. With four generously sized bedrooms, including a main bedroom with an en suite shower room, this home provides ample space for relaxation and privacy.

Take advantage of the potential for further extension, as many neighbouring houses have done, subject to planning permission, allowing you to customise and expand your living space to suit your needs. The combination of its historical charm and modern amenities makes it a unique and inviting space.



Gardens and Grounds

The garden features a patio area, perfect for an outdoor table and chairs, a lawn area and convenient garden shed for outdoor storage.

Property Information

Tenure: We are advised that the property is Freehold.

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

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band D

Postcode: BA2 6QN

Guide Price: £840,000

What 3 Words: //noise.hits.fluid

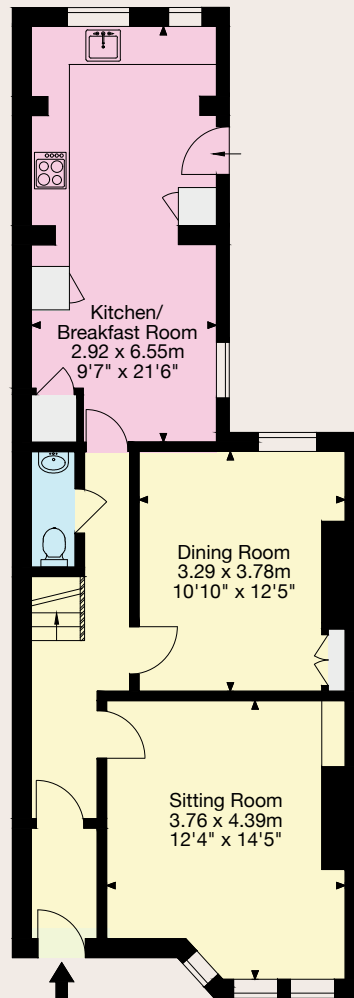
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



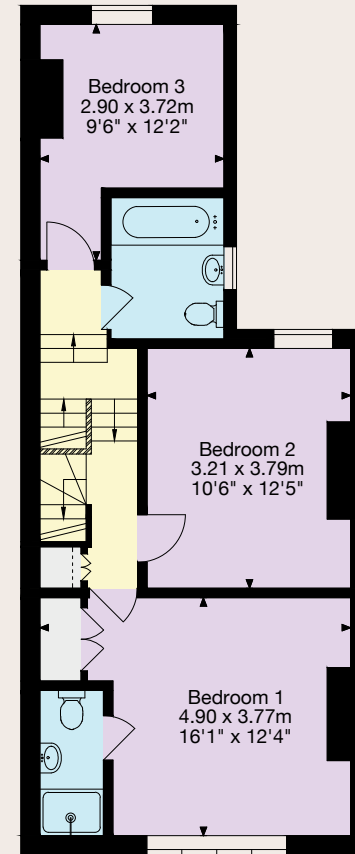
Approximate Gross Internal Floor Area

Total Area = 131 sq.m / 1,410 sq.ft

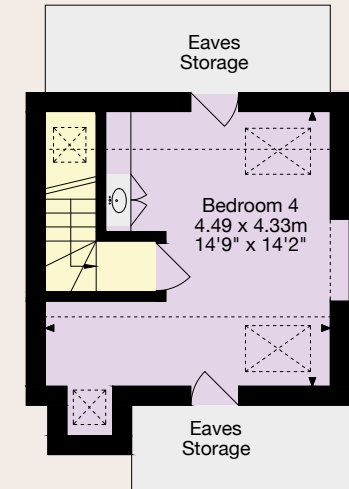
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more

Sam Daniels

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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 July 2024. Photographs and videos dated July 2024.

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