

13a Chatham Row
Bath
BA1





An attractive Grade II listed Georgian home .



Walcot is known locally as the artisan quarter, with many small businesses, vintage boutiques, cafes and restaurants in the neighbourhood.

This property is situated in a quiet side road, towards the eastern end of Walcot Street away from the hustle and bustle of the city centre yet just a few minutes walk to Waitrose and 15 minutes to railway and bus stations. Bath Spa has direct mainline train links to London Paddington (90 minutes) and the M4 (junction 18) is 9 miles north.

The whole property has been recently refurbished: the kitchen units are white, the worktops dark grey and flooring is of neutral stone tiles; there's an induction hob, separate oven, built-in appliances and a breakfast bar. A cosy seating area is fitted under the sash windows with views on to the street and facing similar Georgian properties. On the other side of the room, a door opens into a small hall area and a dining room with skylight. There is a separate W/C and a large utility area on this floor. A staircase down leads to another spacious Bedroom with beautiful appointed en suite with both bath and shower.

Up the carpeted stairs to a landing, there is access to the central courtyard via a glass door. The whole property benefits from the light this courtyard allows: there's a large window from it onto the landings, and the bedrooms at the rear have windows overlooking it.

On the first floor, the living room has wooden floorboards, double aspect windows, a small fire recess and built-in shelves and cupboards. Along the hall there's another Bedroom and more stairs up to the second floor with Master Bedroom with built-in wardrobes, bedroom and stylish shower room.



Approximate Area = 159.2 sq m / 1714 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



Directions

Head west on Queen Square towards Princes Street, following the A4 around the square to the right. Turn left onto Gay Street and follow the road around right onto George Street. Continue along the A4 until you reach a roundabout, take the second exit onto London Street/Walcot Street. Chatham Row is the third turning on the left.

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

Tenure

Freehold

Council Tax

Band D

Viewings

Strictly by prior appointment with the agent.



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

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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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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