



11, Longfellow Avenue, Bath. BA2 4SJ

Asking Price: £835,000



4 Bedrooms



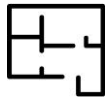
Shower room,
bathroom and
downstairs cloakroom



Southerly facing, easy to
keep gardens



Resident's Parking Zone



1602 Sq. ft. / 149 Sq.m.

The Property

- Spacious and beautifully finished 4-bedroom Edwardian home
- Offering stylish, classical modern design and period features
- Refitted kitchen/ dining room (with walk-in larder), refitted bathrooms and front windows.

- High-quality refurbishment throughout

The Location

- Hugely desirable, award-winning location.
- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill stroll to the city of Bath and a short stroll to Alexandra Park
- Beechen Cliff School - 0.3 miles walk
- Hayesfield School at Upper Oldfield Park – 0.7 miles walk.
- Bath Spa Station – 0.8-mile walk
- Residents' Parking Zone





The Property: With classical Edwardian styling and a wealth of original features and modern updates, this fantastically located property is ready to move into.

Ground floor: The front door opens into a pretty, tiled vestibule with part-glazed inner door leading to the oak-floored hallway. There is a very useful understairs cloakroom with WC and handbasin here. From the hall, we enter the 2 reception rooms, which have been opened up to make a wonderful dual aspect living room space. The attractive sitting room has a wood-burning stove and painted fire surround, built in cupboards with shelving above and new double-glazed sash bay windows. To the rear, the second reception room has an open fireplace, again with painted fire surround, further built-in shelving and a rear window.

The spacious and stylish kitchen has dark blue/grey painted units with granite worktops and space for a fridge-freezer. There is a Smeg range cooker included, along with a Belfast sink and fabulous walk-in, bespoke-built larder and pull-out cupboards for all your storage needs.

To the rear of the kitchen is a light-filled breakfast area with new replacement, double-glazed French doors leading out to the garden. Off the kitchen, a door leads to the side utility room with wooden worktops and ample cupboard space, plumbing for a dishwasher and washing machine, an integral under counter freezer and single stainless-steel sink fitted with a water softener. The utility room also leads to the garden.

Upstairs: At first-floor level, there are 3 bedrooms and a shower room. To the rear of the house is a comfortable single bedroom (currently used as an office) with window overlooking the garden. There is a pretty, painted cast-iron fire surround and useful shelving in this room. The contemporary-style, shower room has classic white tiling, a large shower cubicle, sink with storage under and WC as well as stylish heated towel rail.

Bedroom 3 in the middle of the house has a striking tiled fireplace, built in cupboard and large double-glazed window, while Bedroom 1, also with cast-iron fireplace, is a spacious and classical double room, with a double-glazed bay and single window overlooking the avenue.

Attic level: Stairs continue up to charming, loft-conversion bedroom 2, with deep eaves storage on the landing and further eaves cupboards in the bedroom. The double bedroom has Velux windows to front and rear giving great views over both the northern and southern hills of Bath.





There is a separate bathroom with Velux window on this attic level, with a striking tiled floor, free standing slipper bath, WC and sink

Outside: The low maintenance front garden has a small tree surrounded by shingled areas and flower beds. There is also a useful wooden bin store. The attractive, southerly facing rear garden has a paved patio area, and a pergola with trailing clematis and wisteria. Steps lead up to a gravelled area with raised beds containing shrubs and small trees. A couple more steps then lead to a further paved area with painted garden shed and gate to back access lane.

The Location: Longfellow Avenue is located in the heart of Poet's Corner, Bear Flat, just minutes from the City of Bath. Bear Flat features 20 or so thriving shops, cafes and restaurants on your doorstep with a very handy Co-op and Tesco Metro minutes away. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Moorlands, St John's and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. There are many wonderful walks South as far as Widcombe, Combe Down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a delightful location in which to live.

Directions: From the Churchill Bridge Roundabout take the A367 to Bear Flat, cross the traffic lights and take the 4th left onto Longfellow Avenue where number 11 is located mid-way on the right-hand side.





Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 1602 SQ. FT / 148.97 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

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