



33, Calton Walk, Bath. BA2 4QQ

Asking Price: £485,000



4 bedrooms



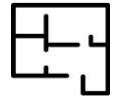
Bathroom and
downstairs cloakroom



Southerly facing gardens



Garage and Parking
Space on Holloway



1212 Sq. ft. / 113 Sq. m.

The Property

- Wonderful townhouse on the edge of the city.
- Ready for modernization
- No onward chain
- 4 bedrooms with 3 storeys of accommodation
- Mature, enclosed rear gardens
- Bonus of garage and parking space on Holloway

The Location

- Very desirable neighbourhood
- Just minutes' walk from the City Centre
- Lovely, tucked away position between Bear Flat and Widcombe
- Fantastic Access (just 0.4 miles walk) to Bath Spa Train and Bus Station.
- Widcombe Infants and Juniors – 0.5 miles walk
- Beechen Cliff School – 0.6 miles walk
- Bath Spa Station – 0.4 miles walk





Description: This welcoming and chain-free modern townhouse offers a wonderful location on the edge of the city, with pretty 'suntrap' garden and the fantastic bonus of a garage and parking space on Holloway.

Ground Floor: The property is arranged over 3 storeys and begins with the main door entrance which leads to the ground floor double bedroom. There is a cloakroom opposite and work-room space behind as well as a spacious utility room housing cabinet storage space, basin and plumbing for utilities. (Some owners have converted the workroom into a shower room on this level.)

First Floor: Upstairs, the spacious sitting room is light and airy with 2 double glazed windows affording lovely views across to the city. The traditional, galley kitchen comprises a selection of white floor cabinet and underlit wall cabinets, with spotlights and door to the garden. There is a gas hob, oven and grill included. Alongside, the dining room also accesses the garden, and it is popular to open this room up to create an open kitchen/dining room.

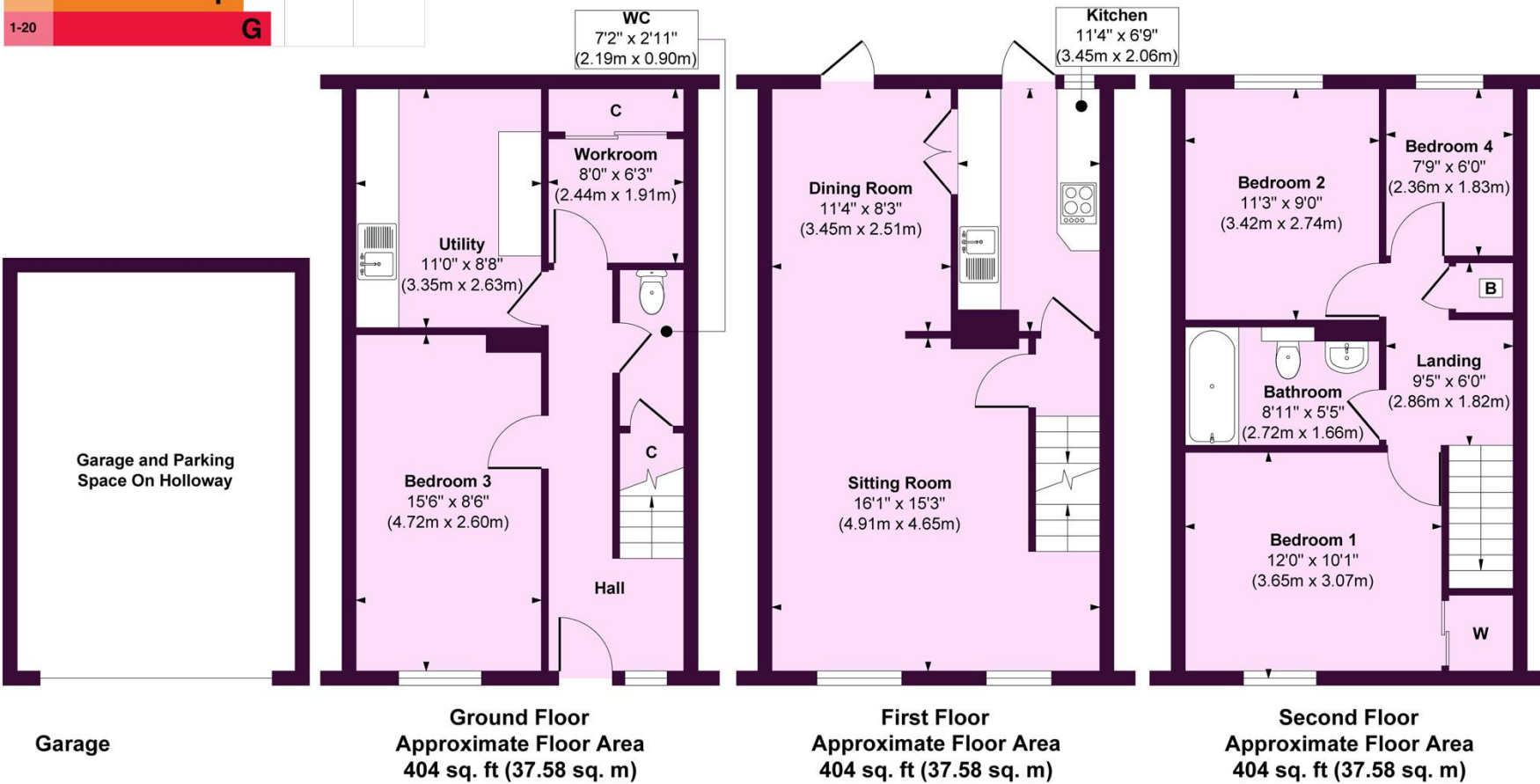
Second Floor: On the top floor, there are 3 bedrooms and bathroom leading from the landing. Bedroom one is a double room to the front with a large, fitted wardrobe and further expansive views across the city. The second bedroom is a smaller double to the rear, overlooking the garden whilst the final bedroom is a small single, ideal as a home office or study. The traditional bathroom has a white suite of panelled bath, hand basin and WC.

Outside: The rear garden at 33 Calton Walk has a lovely Southerly aspect and begins with a patio which leads past flower beds up to a rear gate accessing the pedestrian lane. The front garden is lawned with a small, shingled area and gentle steps and pathway to the front door.

A particular feature is the **single garage and parking space** situated one street below on Holloway. This is invaluable parking so close to the City of Bath.



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



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.

Tenure: Similar to many properties in the Holloway and Callons area, the property has Leasehold Tenure with a lease length of approx. 945 yrs.

There is £15 ground rent charge paid to BANES (the freeholders), annually.



APPROX. GROSS INTERNAL FLOOR AREA 1212 SQ. FT / 112.74 SQ. M (EXCLUDING GARAGE)

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.

Produced by Elements Property