



4, Shakespeare Avenue, Bath. BA2 4RF

Asking Price: £810,000



4 Bedrooms



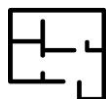
Bathroom, shower room and downstairs WC



Mature southerly rear gardens with garden room / garage



Resident's Parking zone



1644 Sq. ft. / 153 Sq. m.

### The Property

- Spacious and characterful family home
- No onward chain
- A stylish and authentic feeling Edwardian home.
- 50-foot long, mature southerly gardens with versatile garden room/office
- Generous kitchen/dining room with level access to the rear garden

### The Location

- Hugely desirable, award-winning location.
- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill walk 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
- Bristol Airport – 18 miles
- Residents' Parking Zone





**The Property:** Situated in the heart of Poets' Corner, with excellent access to the Bear Flat shops, this lovely character property offers wonderful, family space and good-sized southerly facing gardens. It also has the bonus of no-onward chain.

**Ground Floor:** We begin with the heavy, period entrance door (with brass fittings) and attractively tiled entrance vestibule. The hallway contains a most useful understairs cloakroom.

The attractive sitting room and snug are open as one and offer a wonderful sense of space and calm with stripped wood floorboards and feature fireplaces. The snug is fitted with a period alcove dresser and wood burner and can easily accommodate a medium sized corner sofa.

To the rear, the generous kitchen/dining room is fitted with white cabinets under oak-block worktops. There is an attractive period dresser and sliding doors to the garden which bring a tranquil abundance of greenery into the dining area. We also have a Velux window affording lots of natural light due to the garden's southerly outlook. Amongst the appliances are a range cooker, and dishwasher.

**First Floor:** Upstairs, the long landing leads to 3 bedrooms and a bathroom. Bedroom 1 is a beautiful double room spanning the full width of the house, with a splayed bay sash window, stripped floorboards and painted cast-iron fireplace. Bedroom 2 is a generous double to the middle of the property with an additional painted fireplace, whilst bedroom 4 is a rear single room overlooking the garden. The bathroom comprises a modern suite of panelled bath, hand-basin and WC and attractive, floor to ceiling mosaic tiling.

**Second Floor:** Upstairs again, the well-designed top floor conversion begins with a landing area with eaves storage leading to the double bedroom, which is fitted with Velux windows and further eaves store areas.

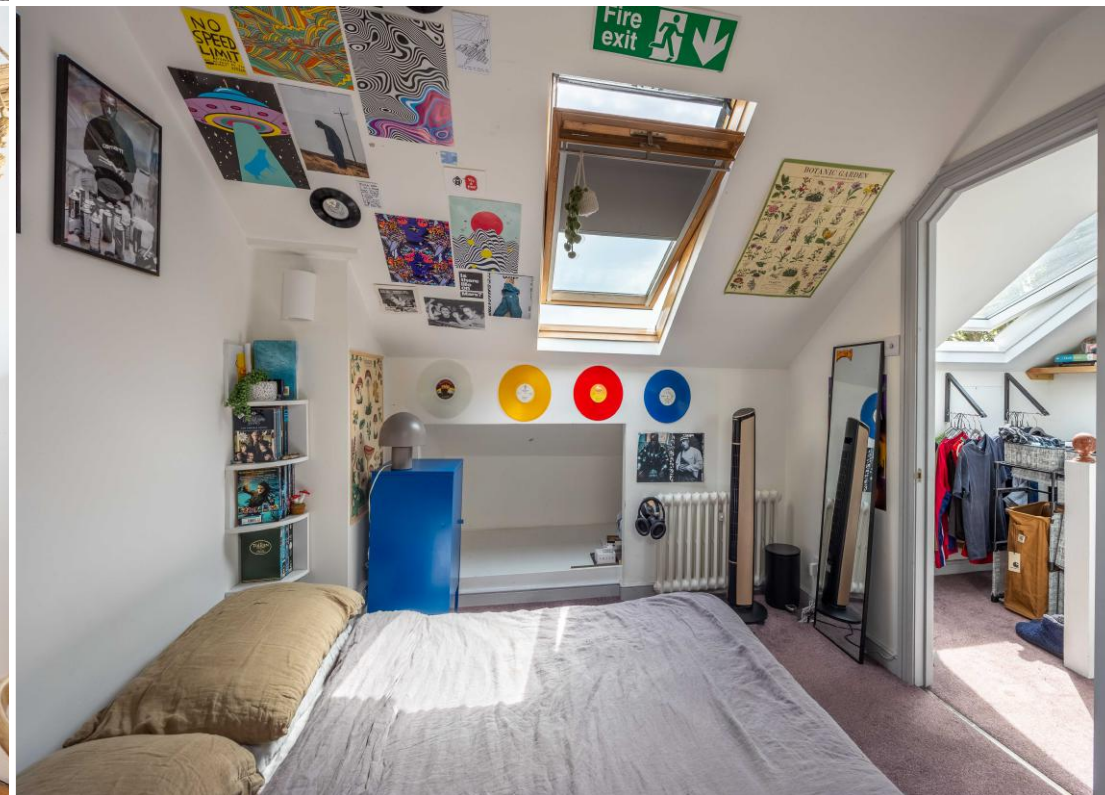




There is also a good sized, independent shower/wet room with open shower cubicle, WC and handbasin on this level, along with a pressurized hot-water system allowing both showers in the house to be used simultaneously.

**Outside:** The gardens at 4 Shakespeare Avenue are attractive, generous and well established including lovely Magnolia Trees. To the front, the mature trees and shrubs give wonderful privacy for both the ground and first floors whilst the rear garden is approx. 50' in length (minimum) and enjoys a warm, southerly aspect. It is thoughtfully planted and conveniently level, comprising decked seating areas, beautifully stocked borders and planting to encourage shade in the summer. There is a single garage which could be put to good use as a home office, studio or kids' den and finally there is a tucked away rear patio which catches the evening sun and makes wonderful private seating area with raised beds and gates to the rear access lane.

**The Location:** Shakespeare Avenue takes pride of place in sought-after Poet's Corner. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Coop 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 Johns 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 wonderful location in which to live.



**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.



**APPROX. GROSS INTERNAL FLOOR AREA 1644 SQ. FT / 152.89 SQ. M (INCLUDING OUTBUILDING)**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



