



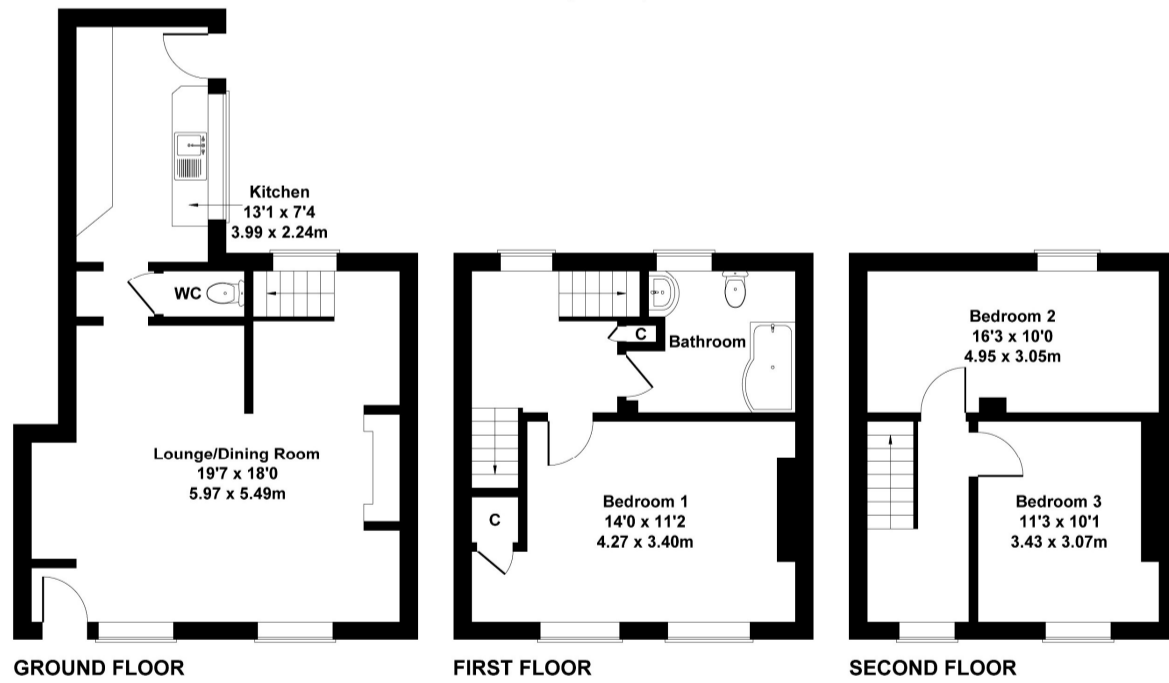
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23 Water Lane, BA11 4AD

Approximate Gross Internal Area
 1148 sq ft - 107 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across turning left into Keyford just before the fire station at the traffic lights turn right into Rossiters Hill and at the bottom of the hill turn right into Water Lane and the property will be found towards the end of this no through road on the right hand side.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*** A generous sized three double semi-detached house * Large dual aspect lounge/dining room * Downstairs cloakroom in addition to a first floor bathroom * Re-roofed in 2023 * Enclosed southeast facing patio garden * No onward chain**

Situation: The property lies towards the end of a no through road which is a short distance from the Victoria Park and Avanti Park School. The town centre is a ten-minute walk away and has a comprehensive range of independent shops, cafes, boutiques and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: This period three storey, three double bedroom house was formerly part of the Roebuck pub until 1920 and offers spacious accommodation with double-glazed windows and gas central heating to radiators via a modern Worcester Bosch boiler which was replaced in 2021. Accessed from the kitchen is an enclosed courtyard garden which is paved and enjoys a south easterly aspect. The property was re-roofed in 2023 and is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure sealed double-glazed front door and further door to:

Lounge/Dining Room: 19'7"x18' average. With two double-glazed windows to the front and a further double-glazed window to the rear, two radiators, an open fireplace with a woodburning stove (not tested) and a large decorative wood surround, radiator and a recess suitable for a desk/office space. Staircase rising to the first floor and door to:

Lobby Area: With a further door to:

Cloakroom: With a low-level WC.

Kitchen: 13'1"x7'4" With a range of wall and cupboard units comprising a stainless steel single drainer with drawers and cupboards beneath, slot-in cooker with a gas four ring hob, space and plumbing for a washing machine, space for a fridge/freezer, double-glazed window to the rear and a half glazed stable door to the rear garden.

First Floor:

Landing: With a double-glazed window to the rear and staircase rising to the

- **ENTRANCE HALL**
- **DUAL ASPECT LOUNGE/DINING ROOM**
- **CLOAKROOM**
- **FITTED KITCHEN**
- **FIRST FLOOR, LANDING**
- **FAMILY BATHROOM**
- **THREE DOUBLE SIZED BEDROOMS**
- **PATIO GARDEN**
- **CUL-DE-SAC LOCATION**

second floor, linen cupboard and door to:

Family Bathroom: With a white suite comprising a shower bath with a thermostatic shower and shower screen, low level WC, vanity wash basin, ceramic tiled floor, vertical towel rail/radiator and an obscure double-glazed window to the rear.

Bedroom 1: 14' plus recess x 11'2" With two double-glazed windows to the front elevation, window seats and a radiator. Understairs storage cupboard. Note: Part of the adjoining bathroom could be divided to create an en-suite shower room to this room:

Second Floor:

Landing: With a double-glazed window to the front, access to the roof space and doors to:

Bedroom 2: 16'3"x10' With a painted wood floor, radiator and a double-glazed window to the rear.

Bedroom 3: 11'3"x10'1" With a radiator and a double-glazed window to the front.

Outside: To the rear of the property is an enclosed patio garden measuring approximately 22' in length by 14'10" in width which is mainly paved with a concreted area and an old stone retaining wall. The garden enjoys a south easterly aspect. Cold water tap.

