



 Home
ESTATE AGENTS OF BATH

£599,000

Energy Efficiency Rating: TBC

Claude Avenue, Bath, BA2 1AG.

A very rare opportunity has arisen to purchase this huge five bedroom period property. Formerly the residence of a well known local businessman, Albert George Workman, this substantial stone built double bay Victorian property has not been offered to the open market since the early 1920s. Early viewings are strongly advised, please call 01225 463006 to arrange an internal inspection.



A very rare opportunity has arisen to purchase this huge five bedroom period property. Formerly the residence of a well known local businessman, Albert George Workman, this substantial stone built double bay Victorian property has not been offered to the open market since the early 1920s. The benefits include great local schools, amazing transport links and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, further reception areas, utility room, billiards room and conservatory. Upstairs the impressive landing leads to five bedrooms and a well proportioned bathroom. The loft level is currently used as a Playroom. To the front of the property there is private parking whilst to the rear there is a wonderful garden laid mainly to lawn with a patio area leading to a large secure garage. The property is particularly well located for the shops and cafés of Moorland Road. The Linear Park Cycle Path is also very nearby. There is extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised, please call 01225 463006 to arrange an internal inspection

Entrance Lobby:

Hardwood door to front aspect, window over, dado rail, picture rail, ornamental plasterwork and laminated flooring.

Entrance Hall:

Period style double doors to front aspect, radiator, stairs rising to first floor landing, ornamental plasterwork.

Cloakroom:

Wash basin, fully tiled walls and WC.

Lounge: 5.32m x 7.69m

2x UPVC double glazed windows to rear aspect, 2x UPVC double glazed windows to side aspect, 2x UPVC double glazed windows to rear aspect. 2x radiators, real flame gas fire, decorative fireplace and surround, picture rail, ornamental plasterwork, stairs down to games room.

Dining Room: 4.06m x 3.95m

UPVC double glazed bay window to front aspect, gas fire, picture rail, ornamental plasterwork.

Kitchen: 2.41m x 4.45m

Part glazed door to rear aspect and windows to rear aspect and roof lighting. Range of base and wall mounted units, stainless steel sink drainer unit, fully tiled walls and laminate flooring.

Reception Room: 3.48m x 3.62m

Part glazed door to rear aspect, windows to rear aspect, picture rail, ornamental plasterwork.

Conservatory: 2.69m(max) x 3.19m(max)

UPVC double glazed door to rear aspect, UPVC double glazed windows to rear and side aspects, floor tiles, pleasant aspect towards garden.

Basement Level

Billiards Room: 4.61m x 2.69m

Stairs down to subterranean games room.

First Floor Landing:

Window to rear aspect, radiator, ornamental banister, period style doors to all rooms.

Bedroom: 3.71m x 3.99m

UPVC double glazed bay windows to front aspect, radiator, fireplace surround, period style built in cupboards and views.

Bedroom: 2.64m x 2.99m

UPVC double glazed window to front aspect, radiator, views.

Bedroom: 3.92m x 3.99m

UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect, radiator, spectacular views.

Bedroom: 3.37m x 3.60m

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator, spectacular views.

Bedroom: 1.92m x 2.58m

UPVC double glazed window to rear aspect.

Bathroom:

White roll top bath, wash hand basin, low flush wc, fitted shower cubicle, radiator, 2 x uPVC double glazed windows to rear aspect, built-in cupboard, doorway to Playroom stairs.

Second Floor

Loft Room:

UPVC double glazed window to side aspect, ornamental banister and spectacular views.

Garage and Parking:

Very large secure garage. Parking to front of the property.

Rear Garden:

Laid mainly to lawn with flower beds and shrubs, patio area, secure concrete wall.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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Call now, visit us in branch or go
online to book your viewing.

 01225 463006

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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