



 Home  
ESTATE AGENTS OF BATH

£625,000

## Rockliffe Avenue, Bath, BA2 6QP.

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Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this utterly stunning three double bedrooms garden maisonette in an ornate period building on a tree lined avenue believed to date from late 1890s. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a hall, lounge, kitchen/dining room, three double bedroom, en-suite, bathroom, cloakroom and a lower ground utility room. The property is in close proximity to the highly popular Bathwick St Mary Primary School. Bath Boating Station is very nearby leading through to the river. Also within easy reach is the Holbourne Museum as well as the canal. Developed at the turn of the century, Rockcliffe Avenue is named after the mansion belonging to Captain Forester who then owned huge areas of Bathwick. There is particularly good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

#### **Entrance Hall**

Part glazed door to side aspect, double glazed window to side aspect, double glazed window over, double glazed window to rear aspect, ornamental radiator, built in cupboard containing Worcester gas boiler, fuse box and oak flooring.

#### **Lounge: 3.60m x 3.01m**

Folding double glazed patio doors to rear aspect, oak flooring, spectacular panoramic views from Camden across to the river and meadows.

#### **Dining Room/Kitchen: 3.60m(max) x 3.32m(max)**

Double glazed window to side aspect, radiator, range of base and wall mounted units, 1½ bowl sink with mixer tap, integrated AEG cooker, Bosch electric hob, integrated cooker hood, AEG fridge freezer, AEG dishwasher, tiled splashbacks and oak flooring.

#### **Cloakroom: 1.99m x 0.68m**

Wash basin within vanity unit, tiled splashbacks, WC and floor tiles.

#### **Bedroom: 4.77m(max) x 3.44m(max)**

Bay with double glazed sash windows to front aspect, further window to front aspect, radiator.

#### **En-Suite:**

Wash basin within vanity unit, shower cubicle, tiled splashbacks, floor tiles.

#### **Bedroom: 3.81m x 2.91m**

2x double glazed sash windows to side aspect, radiator.

#### **Bedroom: 2.31m(max) x 2.90m(max)**

2x double glazed sash windows to side aspect, radiator.

#### **Bathroom**

Wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles, floor tiles.

#### **Lower Ground Floor**

#### **Utility Room:**

Exposed stone and brick walls, 1½ bowl stainless steel sink drainer units with mixer tap, plumbing for washing machine.

#### **Rear Garden**

Exquisitely landscaped private garden access via folding patio doors. Decked seating areas, flower beds and shrubs, useful side storage area with gas meter, spectacular views across Camden and towards the river and meadows.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@aheda.co.uk](mailto:sales@aheda.co.uk)*

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LOWER GROUND FLOOR

GROUND FLOOR



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