



CLARENCE STREET, SOMERSET, BA1
£595,000 FREEHOLD

Winkworth



CLARENCE STREET, SOMERSET, BA1

A recently renovated 2 bedroom end of terrace Victorian house with a generous outdoor space.

This spacious two bedroom end of terrace Victorian house has accommodation arranged over two storeys. On the ground floor the property has been opened up by the current owners so that the Living room with its feature bay window, porthole window and wood burning stove flows through to the dining room at the rear. The dining room is a lovely light room with understairs storage cupboards and a window into the conservatory and doorway into the kitchen. The fitted kitchen with Corian worktops and integrated appliances has a picture window at the rear overlooking the garden. From here there is a door into the conservatory at the side of the property which in turn leads to the back garden. Upstairs there are two spacious double bedrooms and a bathroom. The generous loft space has solid wood flooring and a Velux window which has consent to create a third bedroom.

The generous wraparound garden which separates this house from its neighbours has been landscaped by the current owners to create a lovely tranquil space with assorted trees and shrubs, raised beds, lawned area, paved patio and gravel steps leading to the side passage. There is also gated access onto the street.

There is planning consent for an extensive extension including a 3rd bedroom. planning Ref 22/04534/FUL

LOCATION

Situated in an elevated position just below Camden just a short walk to the city centre. Milsom Street approx. 800m. Clarence Street is part of the Walcot area of Bath with its own amenities including the Town & House Bar/Restaurant as well as the popular Hudson Steak House and the traditional Star public House. Walcot Street is just a short walk away with its independents shops, cafes restaurants etc..All of Bath's cultural social and historical centre is within a short walk and the M4 junction 18 is just 10 miles North.







Ground Floor

Floor area 48.5 sq.m. (523 sq.ft.)
approx

First Floor

Floor area 40.7 sq.m. (438 sq.ft.)
approx

Total floor area 89.2 sq.m. (960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bath | 01225 829 000 | bath@winkworth.co.uk

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