



BRUNSWICK STREET, BATH, BA1
£725,000 FREEHOLD

Winkworth



BRUNSWICK STREET, BATH, BA1

Entrance hall | open-plan kitchen, sitting and living room | garden room | family room / snug | utility room | w/c | 4 bedrooms | family bathroom.

West facing garden split into 3 zones.

On street residents parking

Situated on a no through road off the London Road opposite Morrisons supermarket, less than a mile from central Bath and just under half a mile from Larkhall amenities.

Easy access to the M4 motorway, A36 and Bath Spa Train station.

An attractive, period townhouse arranged over 3 floors, well-proportioned rooms with high ceilings and period features including working shutters to some of the rooms and a wood burning fire in bedroom 4 / formal sitting room.

The kitchen and living space occupies most of the garden level, along with a garden room, w/c and utility room.

The upper floors accommodate the 4 bedrooms, family bathroom and a snug / family room.

The level rear garden faces west and is split into 3 zones, trampoline space at the far end with planting and sitting area closest to the house.

Tenure: Freehold

Main: All mains connected

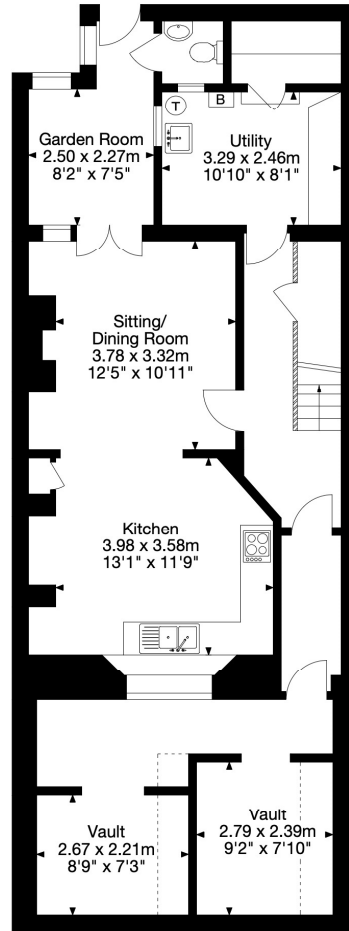
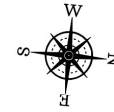
Council tax:

EPC:

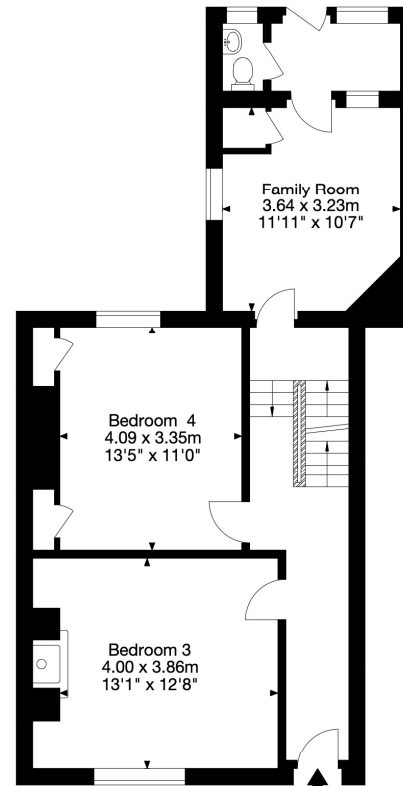




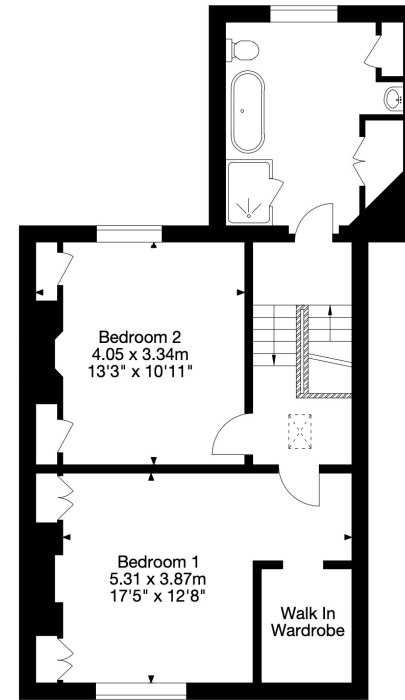
12 Brunswick Street, Bath BA1 6PQ
 Gross Internal Area (Approx.)
 187.8 sq m / 2,021 sq ft
 Excl. Vaults, Incl. Limited Use Area (3 sq m / 30 sq ft)



Lower Ground Floor



Ground Floor



First Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact. **Capture.**

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