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Residential Sales



14 Rossiter Road, Bath, Somerset, BA2 4JP

A unique, freehold property offering refurbished accommodation to include 2 bedrooms, bathroom and rear open-plan kitchen/dining and living room all set within minutes of Widcombe High Street.

Tenure: Freehold

£350,000

Situation

Rossiter Road is perfectly positioned on Widcombe Parade, which offers a wealth of excellent local amenities and boutique shops. Bath city centre is within easy walking distance and this particularly sought-after residential area is within easy reach of a number of excellent state and independent schools, Bath Spa Railway Station, Bath University, The Kennett and Avon Canal and many beautiful walks across the nearby National Trust Land.

The UNESCO World Heritage City of Bath which incorporates Widcombe village with its heritage buildings is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths, The Bath Thermae Spa and Pump Rooms and also Prior Park an historic National Trust Landscape Garden is nearby.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Bath Spa, The Priory, The Royal Crescent, Combe Grove Manor Hotels and The large council Recreation Ground and Sport Facility with swimming pool is within walking distance.

Communications include a direct line to London Paddington., Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: Electric and water are connected
Heating: Night storage heaters
Tenure: Freehold
Council Tax Band: C
Agents Note: The current vendors rent a garage opposite which may be available to rent onwardly

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Description

Ground Floor

Wooden front door leading to the hallway.

Hallway – With stairs rising to first floor, understairs cupboard with hanging space, shelving, plumbing and space for washing machine, doors lead to both bedrooms and bathroom.

Bedroom 1 – With front and side aspect sash windows and storage heater.

Bedroom 2 – With side aspect window, downlighting and storage heater.

Bathroom – With low flush WC, wall mounted wash hand basin, bath with mixer taps, mosaic tiling, downlighting, extractor fan, shaver point with light and tiled flooring.

First Floor

Landing – With glazed balustraded staircase.

Open Plan Sitting Room – With 2 front aspect windows, wall lights, vaulted ceiling, exposed timbers, electric heater and an open arch through to the dining area.

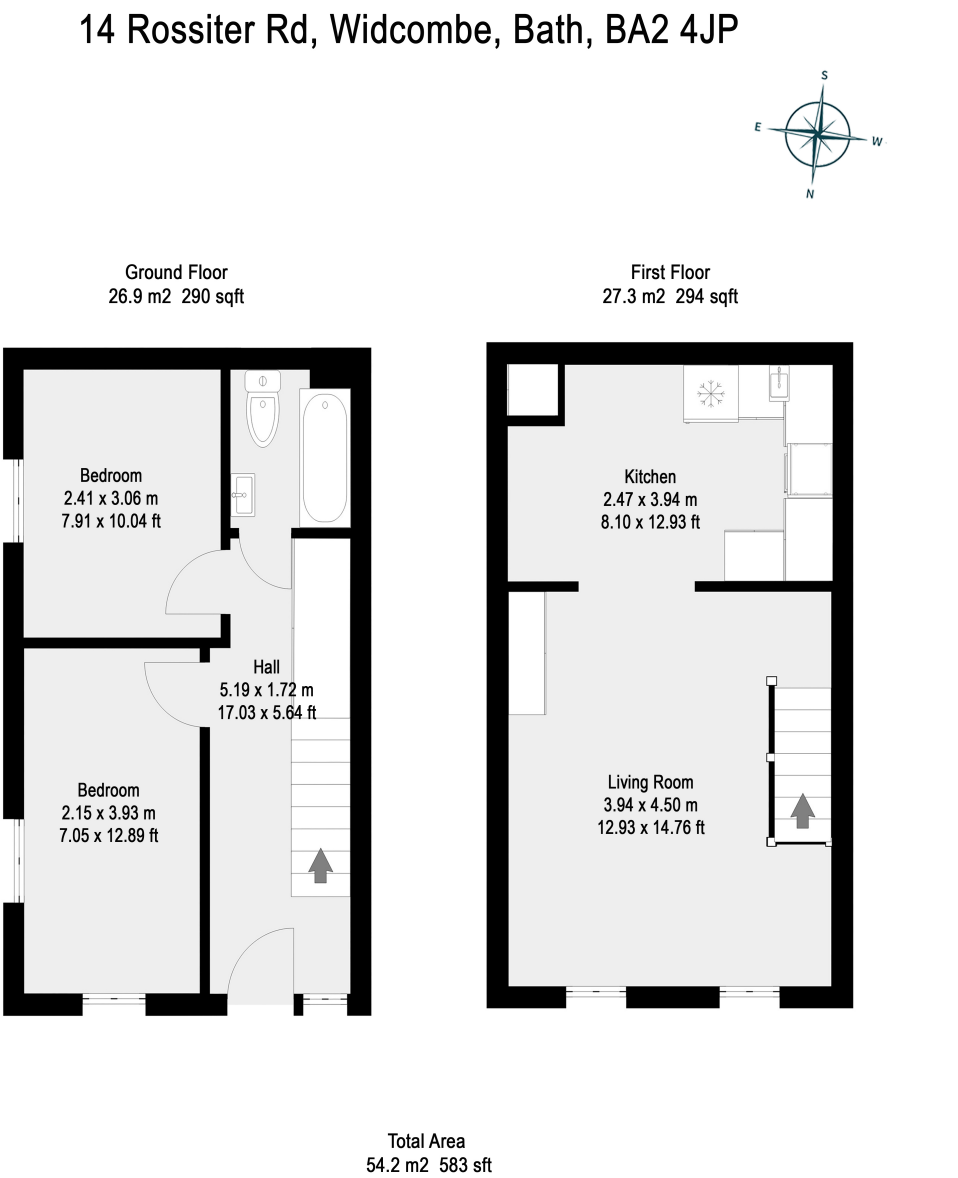
Dining Area – Which is open to the kitchen, front aspect Velux window, downlighting, cupboard housing water heater and space for upright fridge/freezer.

Kitchen – With stainless steel fronted units, granite worksurface area, stainless steel sink, drainer and mixer tap, Bosch electric oven, Neff induction 4 ring hob, stainless steel splashback, extractor fan, built in slimline dishwasher and further Velux window.

Key Features

- 2 bedrooms
- First floor living space
- Close to Bath Spa railway station
- Ideal holiday let/investment
- No onward chain
- The current vendors rent a garage opposite which may be available to rent onwardly

Floor Plan



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent