



18 PRIOR PARK ROAD
Bath

Carter Jonas

18 PRIOR PARK ROAD BATH, SOMERSET, BA2 4NG

Kitchen/Dining Room • Sitting Room • Double Bedroom • Bathroom • Generous Terraced Rear Garden • Allocated Parking Space

DESCRIPTION

18 Prior Park Road is a delightful stone-built Georgian home forming part of the attractive Ralph Allen Cottages. Offering well-balanced accommodation arranged over three floors, the property is ideally suited to first-time buyers, those seeking a city base or investment purchasers. The property is entered on the ground floor into a spacious kitchen/dining room fitted with a range of bespoke timber units, tiled flooring and integrated appliances. There is ample space for dining and entertaining, with direct access to the garden to the rear.

Stairs rise to the first floor where there is a generous sitting room with built-in shelving and cabinetry. Benefiting from excellent natural light, the room enjoys a pleasant dual aspect outlook and provides a comfortable reception space.

On the second floor is a double bedroom with fitted storage together with a well-appointed bathroom comprising a bath with shower over, wash hand basin and WC.

A particular feature of the property is its attractive rear garden, arranged over a series of terraced levels and incorporates paved seating areas, gravelled sections, mature planting and stone retaining walls. The garden provides a private and peaceful setting for outdoor dining, entertaining and relaxation.

The property also benefits from an allocated parking space for one vehicle, a valuable and rare feature in such a convenient central Bath location.

A CHARMING AND BEAUTIFULLY PRESENTED THREE-STOREY GRADE II LISTED BOUTIQUE TOWNHOUSE WITH A GENEROUS, TERRACED GARDEN AND ALLOCATED OFF-STREET PARKING, IDEALLY POSITIONED CLOSE TO WIDCOMBE, BATH SPA STATION AND THE CITY CENTRE.



LOCATION

Prior Park Road enjoys a highly convenient position on the southern side of Bath, within easy walking distance of both Widcombe and the city centre. Widcombe Parade offers an excellent selection of independent cafés, restaurants, local shops and everyday amenities, while Bath Spa railway station and the retail and leisure facilities of Southgate Bath are also readily accessible.

The nearby Kennet & Avon Canal provides attractive waterside walks and cycle routes, with easy access to the surrounding countryside. Bath is renowned for its excellent educational provision, with a number of highly regarded state and independent schools nearby, including Widcombe Infant and Junior Schools, Beechen Cliff, Hayesfield Girls' School, King Edward's School, Prior Park College and Monkton Combe School.

The city offers a wealth of cultural and leisure amenities, including the Theatre Royal, Thermae Bath Spa, museums, galleries, restaurants and bars. Bath Spa station provides direct rail services to London Paddington (76 minutes), Bristol Temple Meads (11 minutes) and South Wales. Bristol Airport is approx. 20 miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage

Local Authority: Bath and North East Somerset Council
Council Tax: Band C

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas

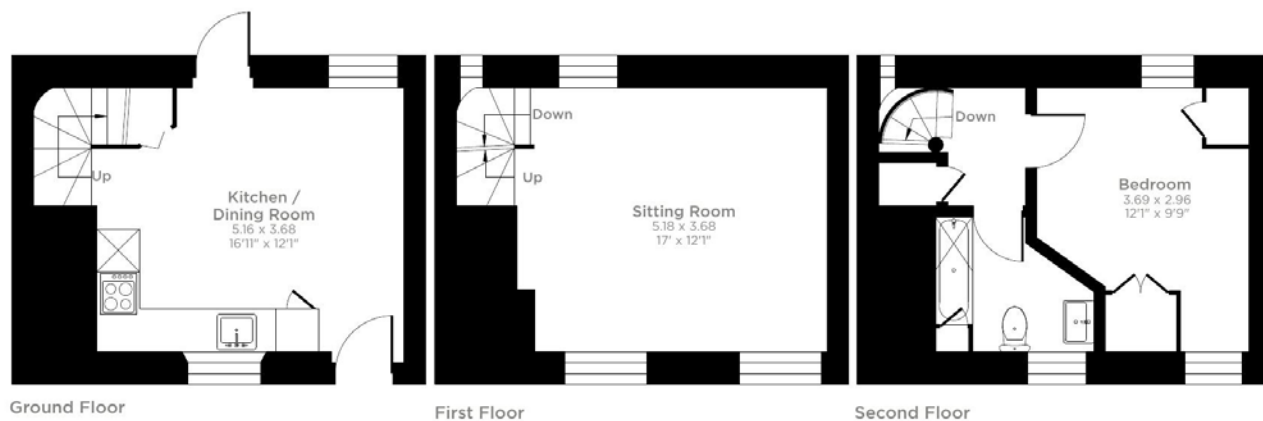




Prior Park Road, Bath, BA2

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale





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