



31 QUEENWOOD AVENUE
Bath

Carter Jonas

31 QUEENWOOD AVENUE, BATH, SOMERSET, BA1 6EU

Entrance Hall• Sitting Room• Dining Room• Kitchen, Utility Room• Cloakroom/WC• Three Bedrooms• Family Bathroom• Private Rear Gardens (patio and lawned garden)• Carport Parking

DESCRIPTION

31 Queenwood Avenue is an attractive Victorian end-terrace home occupying a prominent corner position in this well-established residential area of Bath. The property offers generous accommodation arranged over two floors and presents an excellent opportunity for a purchaser to update and personalise a characterful family home.

The accommodation is entered via a welcoming hallway with stairs rising to the first floor. To the front of the property, a well-proportioned sitting room features a bay window, decorative cornicing and an attractive fireplace, creating a bright and elegant reception space. Double doors open into the adjoining dining room, allowing the two rooms to be used independently or opened up for entertaining and family living.

To the rear, the kitchen is fitted with a range of wall and base units with ample work surface space and enjoys a pleasant outlook over the garden. A useful utility room provides additional storage and laundry facilities, together with direct access to the rear patio and garden. A cloakroom/WC completes the ground floor accommodation.

On the first floor, the property offers three bedrooms. The principal bedroom is particularly impressive, spanning the full width of the front elevation and benefitting from large windows that allow for excellent natural light. Bedroom two is another generous double room, whilst bedroom three provides an ideal single bedroom, nursery or home office. These rooms are served by a family bathroom. There is a large loft space that could be converted (subject to planning) to provide another bedroom and perhaps also an ensuite.

A SUBSTANTIAL THREE-BEDROOM VICTORIAN END-TERRACE HOME OFFERING 1,245 SQ FT OF ACCOMMODATION, WITH PRIVATE GARDENS, CARPORT PARKING AND EXCITING SCOPE FOR MODERNISATION, SITUATED IN A POPULAR RESIDENTIAL LOCATION ON THE NORTHERN SLOPES OF BATH. NO ONWARD CHAIN.







Externally, the property benefits from a private enclosed rear garden, predominantly laid to lawn with mature trees, shrubs and established planting. A paved terrace immediately behind the house provides an ideal space for outdoor dining and entertaining. Sitting between the paved terrace and the lawned garden is a covered carport offering valuable off-road parking. The property is offered to the market with no onward chain and represents a rare opportunity to acquire a sizeable Victorian home with significant potential in a highly convenient location.

SITUATION

Queenwood Avenue is situated on the northern slopes of Bath, conveniently positioned for access to the city centre and a wide range of local amenities. Nearby Larkhall offers an excellent selection of independent shops, cafés, a delicatessen, pharmacy, bakery and theatre, creating a strong sense of community. Fairfield Park and Alice Park are also within easy reach, providing green open spaces and recreational facilities. Your local pubs are The Claremont and The Fairfield Arms both offering excellent food and drink options.

Bath city centre, a UNESCO World Heritage Site, is approximately 1.5 miles away, a very scenic walk along Camden Road and offers an extensive range of cultural, leisure and retail amenities, including restaurants, museums, theatres and sporting facilities. The area is well served by highly regarded schools in both the state and independent sectors.

Excellent transport links are available, with regular bus services nearby and Bath Spa railway station providing direct services to London Paddington, Bristol Temple Meads and beyond. The M4 motorway can be accessed via junction 18, approximately 10 miles north of the city.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Bath and North East Somerset

Council Tax: Band D

EPC: Band E

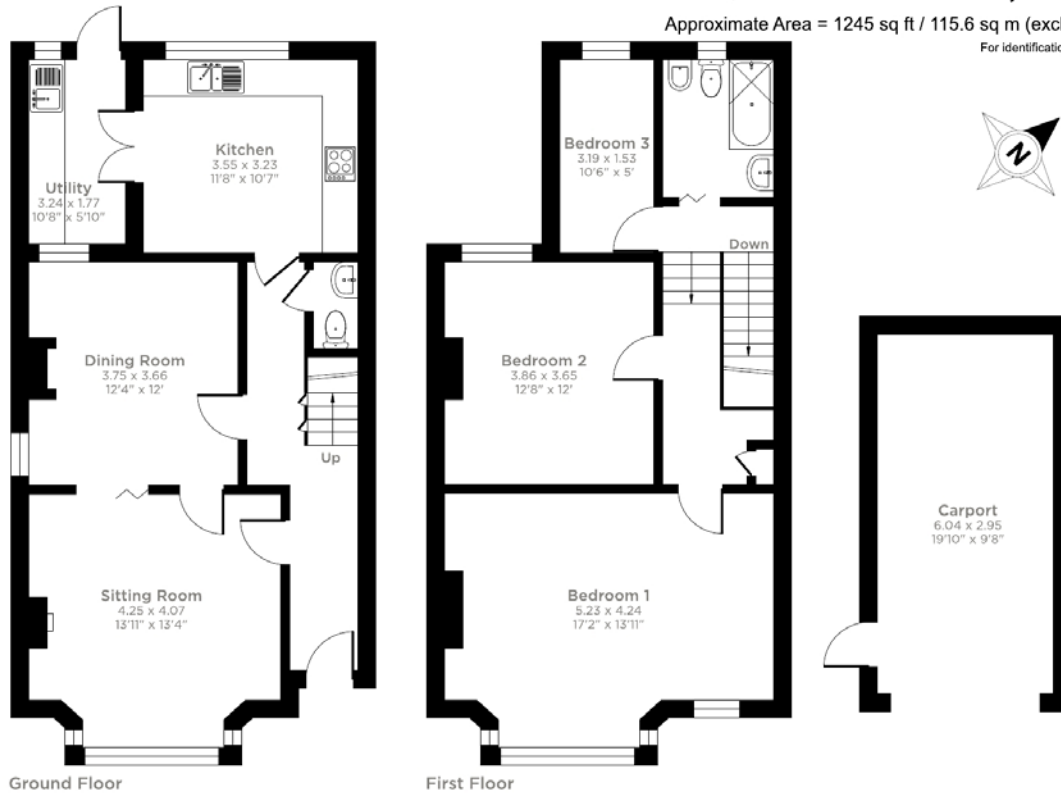
Viewing: Strictly by appointment with Carter Jonas.



Queenwood Avenue, Bath, BA1

Approximate Area = 1245 sq ft / 115.6 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Carter Jonas. REF: 1496889



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.