



3 STOTHERT AVENUE
Bath

Carter Jonas

3 STOTHERT AVENUE, BATH, SOMERSET, BA2 3FF

A BEAUTIFULLY PRESENTED FOUR-BEDROOM HOME JUST UNDER ONE MILE FROM THE CITY CENTRE WITH TWO PARKING SPACES AND A WELL-PRESENTED SOUTH FACING GARDEN.

Entrance hall • Open plan kitchen/dining room • Sitting room • Cloakroom • Three bedrooms • Bathroom • Principal bedroom with en suite

South-facing garden • Two allocated parking spaces

DESCRIPTION

An excellent four-bedroom residence less than a mile from the city centre with two parking spaces to the rear and a south-facing garden.

The property opens into a welcoming hallway, leading to a versatile bedroom or study on the right, with the main living room also positioned on the ground floor. This bright and generous space is ideal for families, with French double doors opening onto a balcony with room for seating, creating an easy flow between indoors and out.

On the garden level there is a cloakroom which leads through into the open plan kitchen and dining space, arranged with a well fitted kitchen and breakfast bar. The kitchen includes modern cabinetry, integrated appliances and generous worktop space, while the adjoining dining area offers ample room for dining table and sofa. A door from the kitchen leads out to a south facing garden with a paved patio providing plenty of space for outdoor seating and dining and a garden layout that offers easy maintenance. A gate to the rear offers convenient access and leads to two off-street parking spaces to the rear.

The first floor offers two well proportioned bedrooms along with a Jack and Jill bathroom. One bedroom sits to the rear of the house and includes access out to a Juliet balcony and a further bedroom to the front with both bedrooms enjoying fitted wardrobes.







The principal bedroom occupies the entire second floor, offering generous proportions and a stylish en suite featuring both a bath and separate shower completed by a dressing room.

Located in a desirable part of Bath, this well-proportioned property, with the added value of two allocated parking spaces, makes a wonderful and practical family home.

SITUATION

Stothert Avenue forms part of the Bath Riverside development of modern townhouses and apartments on the banks of the River Avon, with convenient links via Victoria Bridge Road and Pines Way to Lower Bristol Road and Green Park. The city centre of Bath is a level riverside stroll away, offering renowned shopping, cultural, leisure and historic amenities, with a car free towpath leading directly towards the train and bus stations. Green Park Station, home to weekly farmers' and independent markets, cafés and shops is close by, whilst Royal Victoria Park, with its expansive green space and Botanical Gardens, is only 0.4 miles away. Rail services from Bath Spa provide direct links to London Paddington (from 76 minutes) and to Bristol Temple Meads (from 11 minutes), with Oldfield Park station also nearby for local services. Junction 18 of the M4 lies approximately 10 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Service Charge: £1,166 per annum

Services: Mains' water, electricity and drainage. Heat exchange unit for central heating

Local Authority: Bath and North East Somerset Council

Council Tax: Band F

EPC: Band C

Viewing: Strictly by appointment with Carter Jonas

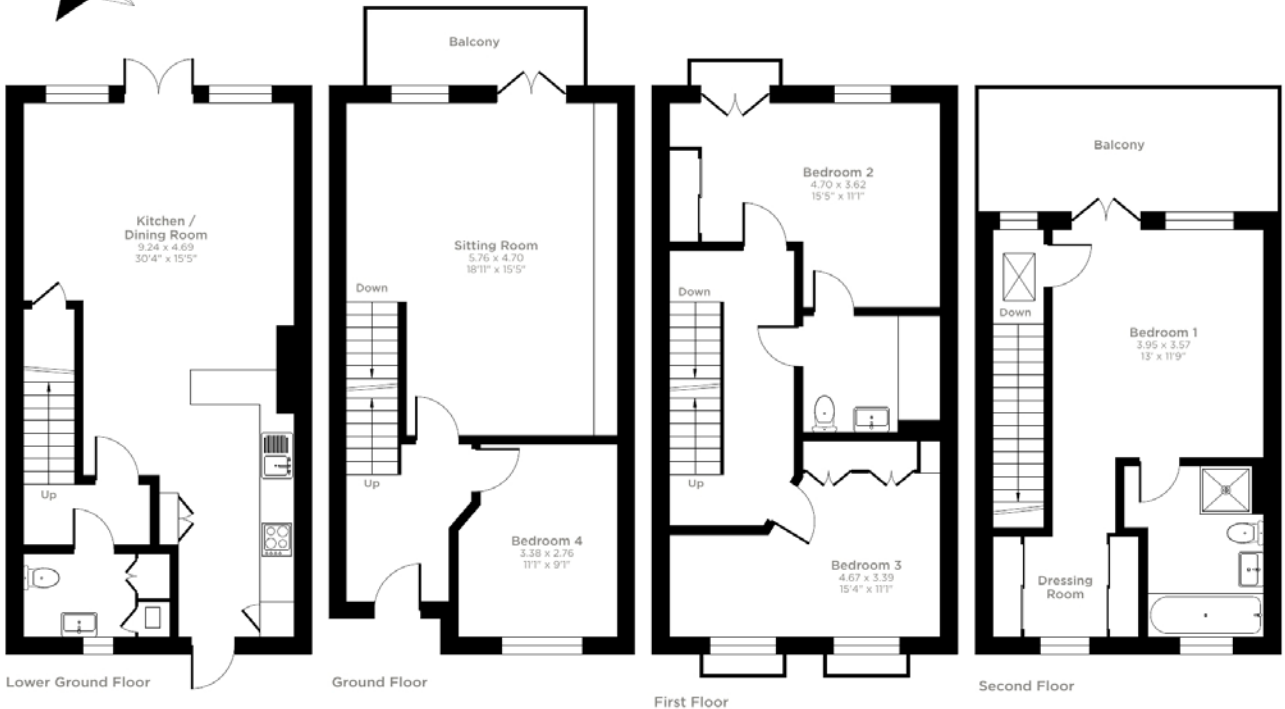




Stothert Avenue, Bath, BA2

Approximate Area = 1742 sq ft / 161.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2026. Produced for Carter Jonas. REF: 1423383



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.