

whiteley helyar



1,172 ft²



3 bedrooms



bathroom



garage

Guide Price £ 850,000

61 Sydney Buildings, Bath, BA2 6DB

An excellent 1930's detached house in this most sought after and peaceful road, just a very short walk from the heart of the city. Enjoying fabulous views, the house is in need of updating but offers considerable scope to enlarge and remodel the accommodation - as many of the neighbours have done - to create a fabulous house to match the truly wonderful location.

ACCOMMODATION

3 bedrooms	bathroom
sitting room with French window to balcony	sliding doors to further reception room
dining room with larder	kitchen
cloakroom	

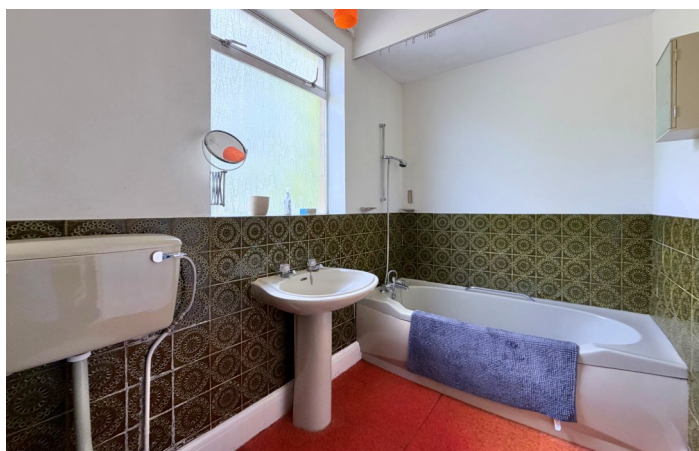
EXTERNALLY

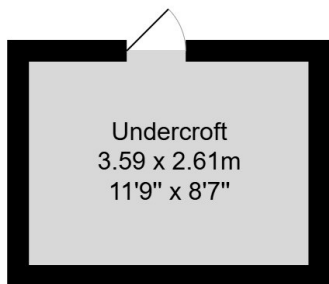
There is a small garden to the front of the property, together with a short driveway leading to the garage. The large rear garden is delightful, mostly laid to lawn with numerous mature trees, bushes and ornamental shrubs and runs down towards to a little stream. There is a useful undercroft and, directly off the house, a wide timber balcony/terrace - in need of repair but a stunning place for outside dining and to enjoy the marvellous situation and aspect.

LOCATION

61 Sydney Buildings is so well positioned within this highly desirable and quiet road, being within easy walking distance of Bath Spa Railway Station and the various shops and amenities in Widcombe and the city centre beyond. Lovely walks through open countryside, the adjacent National Trust fields and along the Kennett and Avon Canal towpath are all close at hand, whilst the various schools and Bath University are nearby.

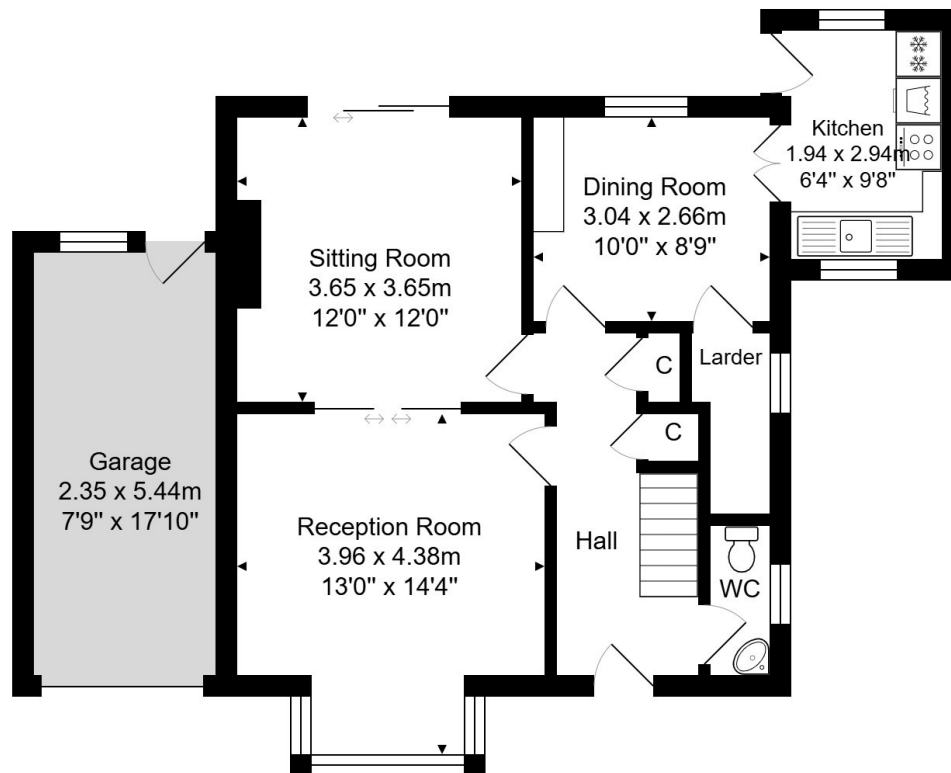




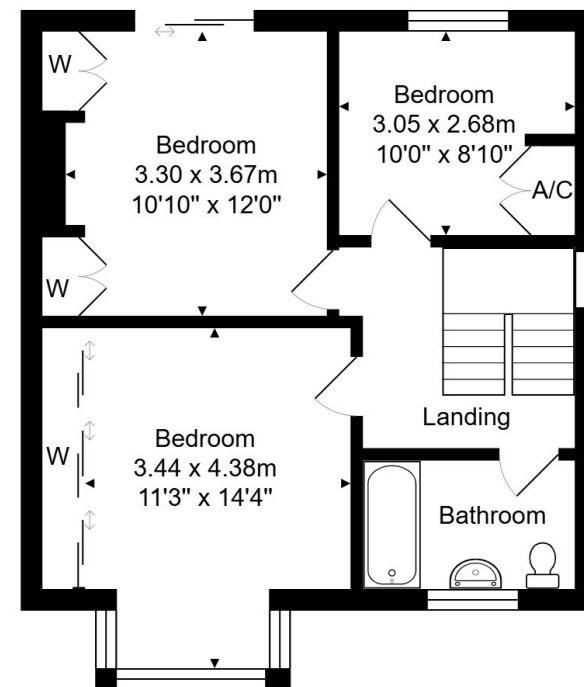


Undercroft
Area: 9.4 m² ... 101 ft²

Energy Efficiency Rating		
Lower energy efficient - lower running costs		
A	(85+)	67
B	(81-84)	
C	(69-80)	
D	(65-68)	
E	(55-64)	
F	(51-54)	
G	(35-50)	33
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor
Area: 57.6 m² ... 620 ft²



First Floor
Area: 51.3 m² ... 552 ft²

Tenure: Freehold
Council Tax Band: 'E' £2,842.00 (26/27)

Total Area: 108.8 m² ... 1172 ft² (excluding garage, undercroft)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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