



Edward Street | | Bath | BA2 4DU

Asking price £375,000



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EPC Band: D | Council Tax Band: C

A well presented 2 bedroom maisonette located in this prime location just off Pulteney Street. The accommodation forms part of this Georgian town house and is located on the second and third floors.

There is an attractive sitting room with ample space for leisure and dining, dual aspect with access to the kitchen. The kitchen has a good range of wall and base units with the benefit of a breakfast bar. Upstairs to 2 good size double bedroom and modern shower room.

All in all this is a really nice apartment for anyone looking to be close to the city with a flat walk to the town centre.

- Prime 2 bedroom maisonette located just off Pultney Street.

### sitting room

11'1" x 16'4" (3.38m x 5.00m)

A bright and spacious room, ample space for dining and relaxing with dual aspect access into kitchen

### kitchen

9'11" x 9'3" (3.03m x 2.83m)

A bright specious area with a good range of wall and base units and breakfast bar overlooking Edward Street.







### Bedroom 1

10'4" x 9'2" (3.16m x 2.80m )

A good size double bedroom facing Edward Street.

### Bedroom 2

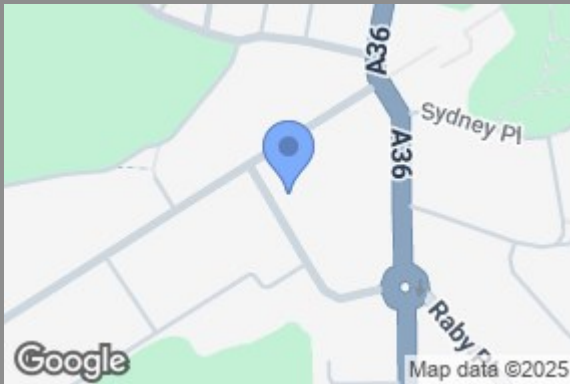
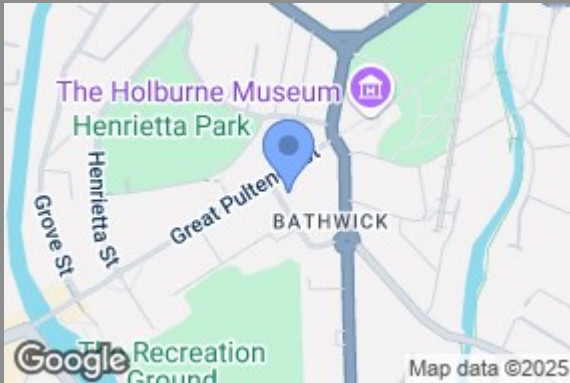
9'3" x 9'4" (2.82m x 2.86m )

A good size double bedroom facing Edward Street.

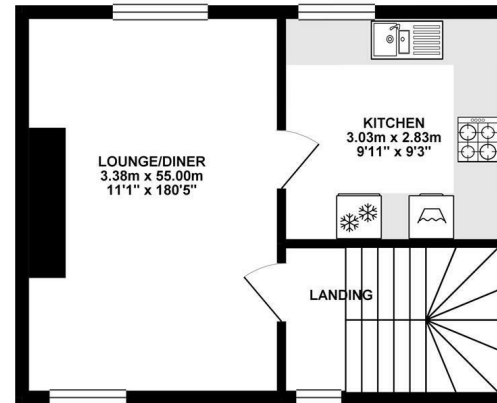
### shower room

Modern shower room located with window to rear.

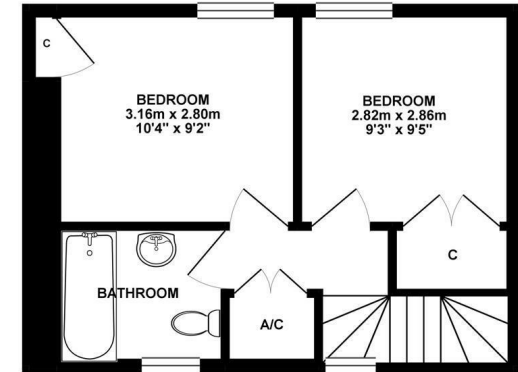




FLOOR AREA 31.88 sq. m.  
( 343.10 sq. ft. )



FLOOR AREA 29.37 sq. m.  
( 316.19 sq. ft. )



TOTAL FLOOR AREA : 61.25 sq. m. ( 659.29 sq. ft. ) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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