



Edward Street | | Bath | BA2 4DU

Asking price £355,000



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EPC Band: D | Council Tax Band: C

Nestled in the charming area of Bathwick, this delightful flat on Edward Street offers a perfect blend of comfort and convenience. Spanning an impressive 667 square feet, this well-maintained maisonette features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a home in the heart of Bath. There are only three apartments that form part of this Grade II listed town house, flat 3 being one of them.

The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property boasts a nice light airy sitting room with a dual aspect, well-appointed kitchen with an adequate range of wall and base units, white goods and breakfast bar upstairs to 2 double bedrooms and a

- 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

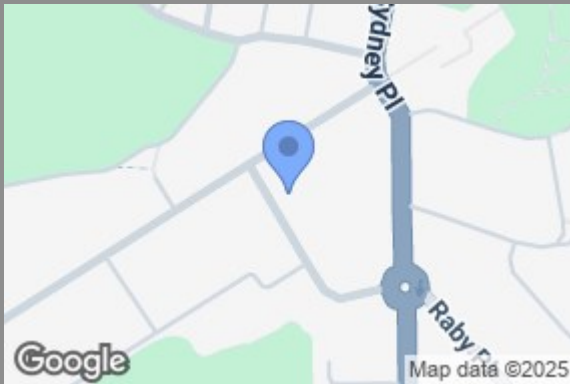
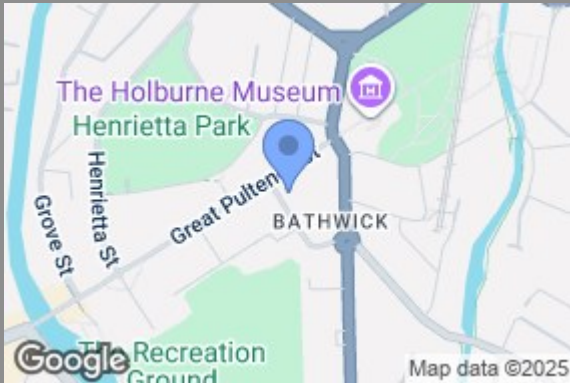
9'3" x 9'4" (2.82m x 2.86m)

A good size double bedroom facing Edward Street.

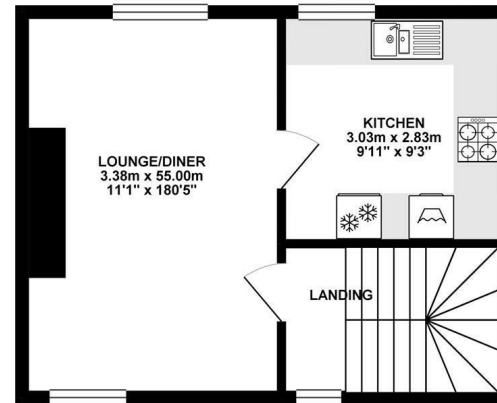
shower room

Modern shower room located with window to rear.

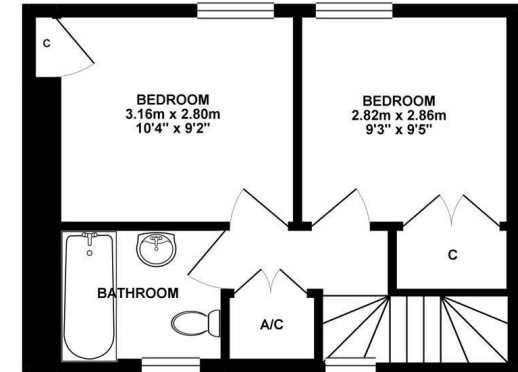




FLOOR AREA 31.88 sq. m.
(343.10 sq. ft.)

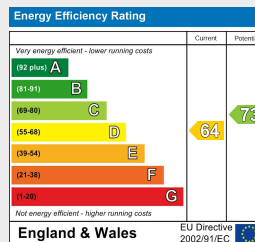


FLOOR AREA 29.37 sq. m.
(316.19 sq. ft.)



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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30 Charles Street
Bath
BA1 1HU
01225 447 440

bath@propertylinkstates.com
propertylinkstates.com