



TRAFALGAR ROAD, BATH, BA1
£525,000 FREEHOLD



4 Trafalgar Road is a fine example of a grade II listed, Georgian townhouse, with a stunning Bath Stone façade. Beautifully proportioned rooms and light and spacious hallways.

The accommodation is arranged over 2 floors with gardens to the front and rear. The property has been extensively refurbished with a keen eye for interior design.

On the ground floor is a spacious hallway with stone tiled floor and attractive column radiator.

The large sitting room is a fine example of a Georgian drawing room with original sash windows, high ceilings and plasterwork. There is a Burley wood burning stove which is one of the leading eco woodturners and is also self-cleaning.

There is an attractive kitchen with a handmade terracotta floor from Mandarin Stone, wall and side kitchen cabinets with space in the centre of the room for a kitchen table. Off the kitchen is a utility space with access to the rear garden. The west facing courtyard has recently been refurbished with a beautiful Mandarin Stone tiled floor.

A fully renovated bathroom with premium finishes with custom made antique vanity unit, custom tongue and groove bath panelling and brass faucets.

Moving up the light and spacious staircase are 3 bedrooms and a stylish shower room with black faucets and flipper shower door and rain head shower. There is another custom made vanity under the sink.

Trafalgar Road is an attractive residential street of Georgian town houses and artisan cottages positioned conveniently in the heart of Weston village and a stone's throw from the excellent range of local amenities on Weston High Street which include a doctors and dental practice, 3 good primary schools, a nursery school, a post office, a bakery, a national chain supermarket, a hairdressers, café and takeaway.

Freehold

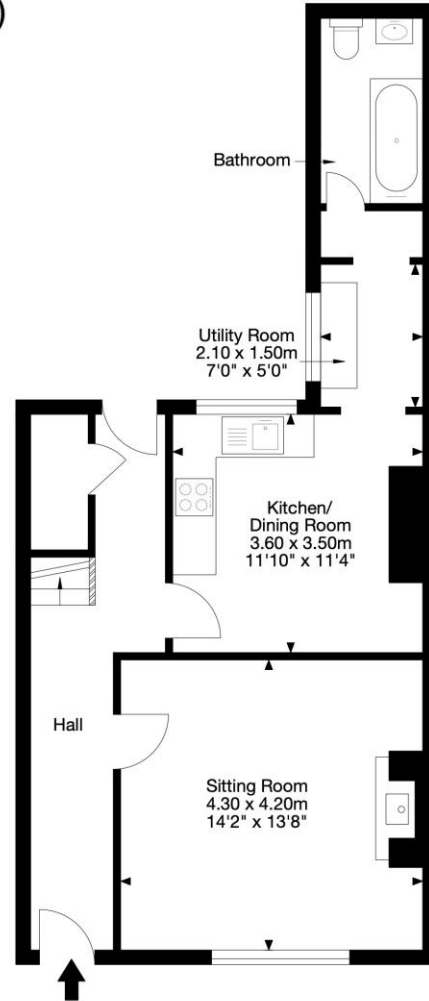
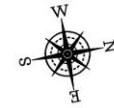
Council Tax Band C BANES

All mains connected

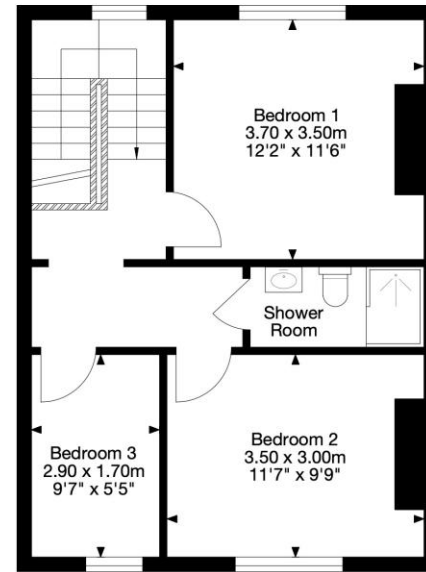




4 Trafalgar Road, Bath BA1 4EW
 Gross Internal Area (Approx.)
 91 sq m / 976 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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