



**33 LASCELLES AVENUE**

Bath

**Carter Jonas**

## 33 LASCELLES AVENUE, BATH, SOMERSET, BA2 6FB

**AN EXCELLENT THREE BEDROOM MODERN FAMILY HOME BUILT IN BATH STONE AND SITUATED IN THE PRESTIGIOUS HOLBURNE PARK DEVELOPMENT CLOSE TO THE CENTRE OF BATH.**

Entrance hall • Sitting room • Kitchen/Dining room •  
Cloakroom • Three bedrooms • Family bathroom  
EPC rating B

### DESCRIPTION

No. 33 Lascelles Avenue is a pretty Bath stone built modern family home and has only had one family owner since new.

The layout is practical and designed for modern living with a good sized separate living room and an open plan kitchen and dining room. The Neptune kitchen is fully integrated with appliances and is of the highest quality with lots of storage. Two of the bedrooms have built in wardrobe storage. The family bathroom has a shower over the bath and is fully fitted with wall hung sink, vanity unit storage, wall hung loo and a full-width heated mirror with built in shelf storage.

The property has two driveway parking spaces to the front and a south-east facing enclosed garden to the rear laid to patio and astroturf with attractive Cotswold stone-built walls. The Kennet and Avon canal is also only a few minutes walk away via a direct pathway.

### SITUATION

Holburne Park is a new neighbourhood of classically styled homes in a central location, just off the Warminster Road and a short walk into town and canal-side country walks.

A mix of Georgian-style terraces, villas and apartments make up this new development. The architecture reflects the historic character of Bath whilst internal layouts have been adapted for modern living and offer contemporary design, specification and finishes fit for the future.



Set within landscaped grounds next to the picturesque Kennet and Avon canal, the development is situated on a naturally sloping gradient providing expansive views across the city and open countryside. Holburne Park is an easy stroll into the heart of the World Heritage City of Bath.

The development is well connected with regular train services from Bath Spa Station to London and other major cities. It is a 20-minute drive to Junction 18 of the M4 motorway via Warminster Road.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

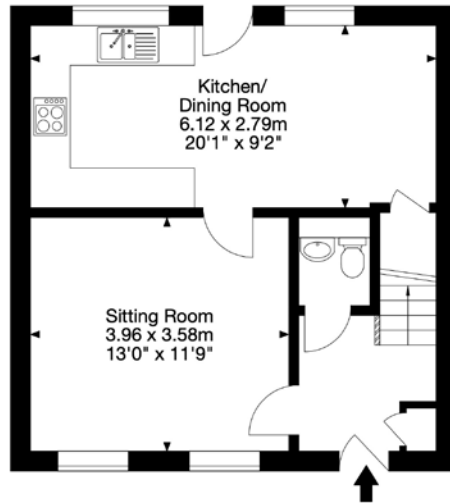
**Services:** All mains services are connected

**Council Tax:** Band E

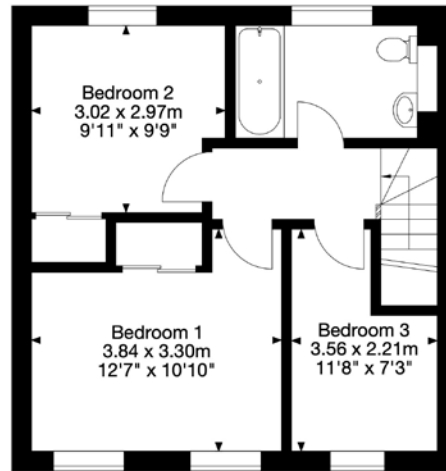
**Viewing:** Strictly by appointment with Carter Jonas



33 Lascelles Avenue, Bath, Somerset BA2 6FB  
Gross Internal Area (Approx.)  
81 sq m / 874 sq ft



Ground Floor



First Floor



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Offices throughout the UK

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