

Bath 4 Walcot Parade, Somerset BA1 5NF

- A Freehold Grade II Listed Five Storey Georgian House
- Providing Six Bedrooms and Two Reception Rooms
- Extending (GIA) to Approximately 211.9 sq m (2,281 sq ft)
- Rear Garden

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



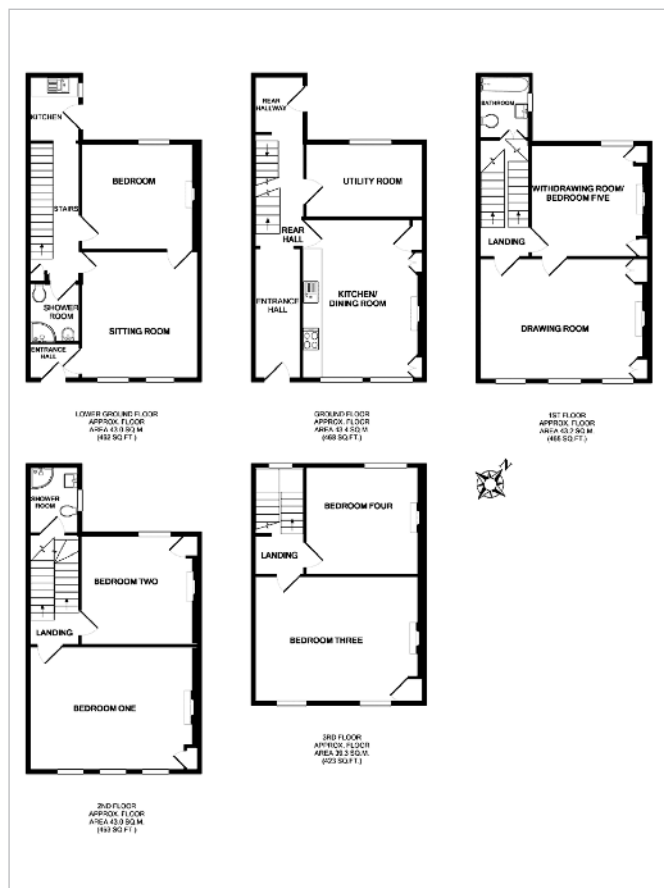
To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Cleggs Solicitors
(Ref: Ms Leah McSherry).
Tel: 0115 977 5804.
Email: leahm@cleggsolicitors.com

VACANT – Freehold Grade II Listed House



Tenure

Freehold.

Location

The property is situated on the north side of London Road, to the west of its junction with Cleveland Place in the heart of the City of Bath. The extensive shopping facilities of Bath city centre are readily accessible to the south. Rail services run from Bath Spa Station which is within a 10 minute walk to the south and affords services to Bristol Temple Meads (approximately 11 minutes) and London Paddington (approximately 90 minutes). The A46 affords access to the M4 Motorway to the north. The Roman Baths, Thermae Bath Spa and Bath Abbey are all close by. The area surrounding Bath has been designated as an Area of Outstanding Natural Beauty. The River Avon is to the south.

Description

The property comprises a Grade II listed mid terrace house arranged over lower ground, ground and three upper floors. The property benefits from a private garden to the rear.

Accommodation

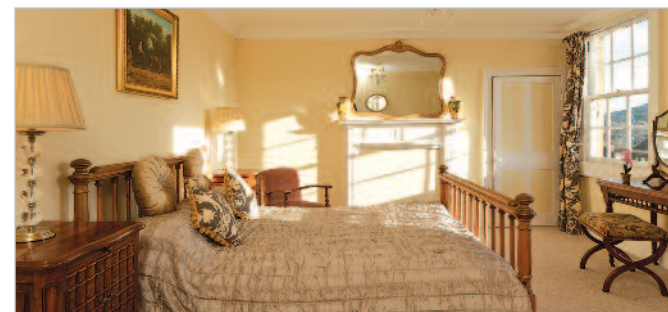
Lower Ground Floor – Reception Room, Bedroom, Kitchen, Shower Room

Raised Ground Floor – Kitchen/Dining Room, Utility Room

First Floor – Reception Room, Bedroom, Bathroom

Second Floor – Two Bedrooms, Shower Room

Third Floor – Two Bedrooms



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

