



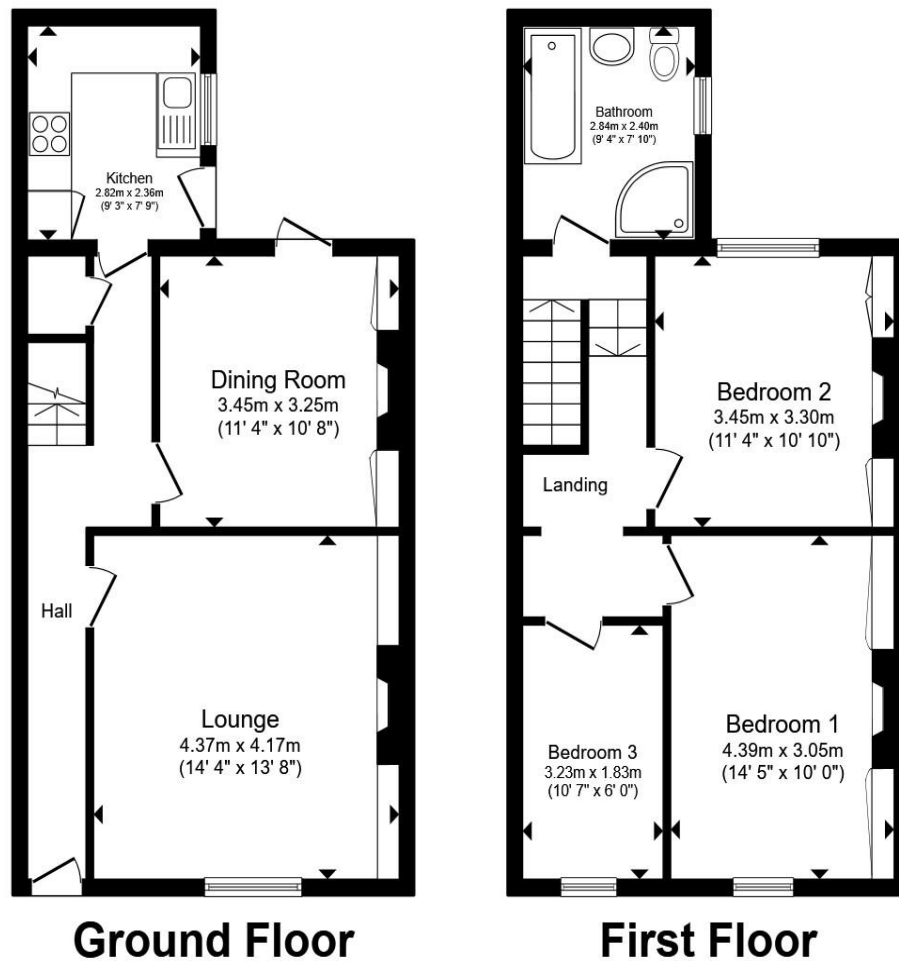
Highbury Terrace, Bath, BA1 6DS

welcome to

Highbury Terrace, Bath

Allen&Harris Larkhall are delighted to offer for sale this Grade II Listed Georgian terraced home, set in Camden with elevated views of the City. No Chain.





Ground Floor

First Floor

Total floor area 94.1 m² (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Highbury Terrace is a delightfully located set of Grade II listed terraced homes in a quiet elevated position on the slopes of Camden, offering sweeping views across the city. Constructed circa 1820–1824 during Bath's Regency and Georgian expansion, this one is a true find.

Having excellent sized accommodation throughout, with living room, dining room, fitted kitchen, three good size bedrooms and a fitted bathroom suite. To The outside there are front and rear gardens of a great size. Of optimum appeal to the descending first time buyer, those who wish to downsize from a larger Georgian home or for the family looking for a home which not only looks fantastic, but works well, with great schools at hand.

Offered with no onward chain, we strongly advise an early internal inspection to appreciate all this one has to offer.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Highbury Terrace, Bath

- Grade II Listed Georgian Terraced Home
- Elevated Views Over Bath City
- Good Size Front & Rear Gardens
- Built Circa 1820 During The Regency & Georgian Expansion
- Three Bedrooms & Two Reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£625,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105841



Property Ref:
LAR105841 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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