

# whiteley helyar



1,492 ft<sup>2</sup>



3 bedrooms



2 bathrooms



off street  
parking

Guide Price                      £400,000

12a Cleveland Place West, Bath, BA1 5DG

Located a short walk from the city centre this bright and spacious three bedroom maisonette comes with off street parking and small decked garden. This charming property forming the vast majority of this Grade II listed townhouse, it offers over 1,400 square feet of versatile accommodation over four floors and retains a number of delightful features such as high ceilings, feature fireplaces and sash windows. Chain free and holiday lets permitted.

### ACCOMMODATION

reception hall	three bedrooms
kitchen	with the master bedroom enjoying a stylish shower room
23ft sitting/dining room	family bathroom with clawfoot bath

### EXTERNALLY

There is a block paved area providing space to park and a small decked garden providing space for alfresco dining and entertaining.

### LOCATION

Cleveland Place West is a convenient position, The countless amenities in the very centre of the city are just a 5 minute walk away, whilst Hedgemoor Park is very close by, as are the various shops on Walcot Street. The M4 can be accessed without having to cross the city, whilst Bath Spa railway station is just a 20 minute walk away.





