

16 Henrietta Gardens
Bath, BA2 6LZ

Guide Price £280,000



Opposite Henrietta Park, this three bedroomed semi-detached house offers superb family living accommodation within close proximity to local amenities, schooling, transport links and the town centre. This period property maintains some delightful original features along with the new contemporary design. Modern improvements include double glazed windows, TV and telephone points and gas central heating. The accommodation comprises an entrance hall with stairs to the first floor landing, lounge with feature fireplace, dining area, impressive modern kitchen overlooking the rear garden. To the first floor there is a family bathroom with a four piece modern suite and three double bedrooms, one with ensuite. Externally there is an attached single garage with up and over remote controlled roller doors and a driveway with ample space for off street parking. To the rear of the property there is a generous garden laid mainly to lawn with a paved patio

PREDESIGN D
THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ
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DESCRIPTION

ACCOMMODATION

LIVING ROOM 18' 2" x 14' 7" (5.54m x 4.44m)

Located to the front of the property, this lovely light and bright room benefits from the tall windows that allow the room to be filled with morning sunlight. Contemporary in style, the room is built around the modern gas fireplace. A wonderfully designed room that works for both summer and winter entertaining.

DINING AREA 20' 4" x 12' 3" (6.2m x 3.73m)

Similar in style to the living room, the dining area is filled with light thanks to the wonderful floor to ceiling windows overlooking the south facing garden. Open plan in style and with doors to the garden it's another great space for entertaining.

KITCHEN 14' 1" x 13' 7" (4.29m x 4.14m)

Any aspiring chef would love to work in this space. Newly installed in March with all of the modern conveniences including convection oven, five burner gas hob, American style fridge/freezer, granite work tops and a large island with wine cooler. The design also makes the most of the space with ample storage .

MASTER BEDROOM 14' 11" x 13' 10" (4.55m x 4.22m)

The master bedroom is located to the rear of the property and overlooks the garden. Due to the room's ample proportions there's room for both a "his" and "hers" built-in wardrobes. This room is enhanced by the attached ensuite bathroom.

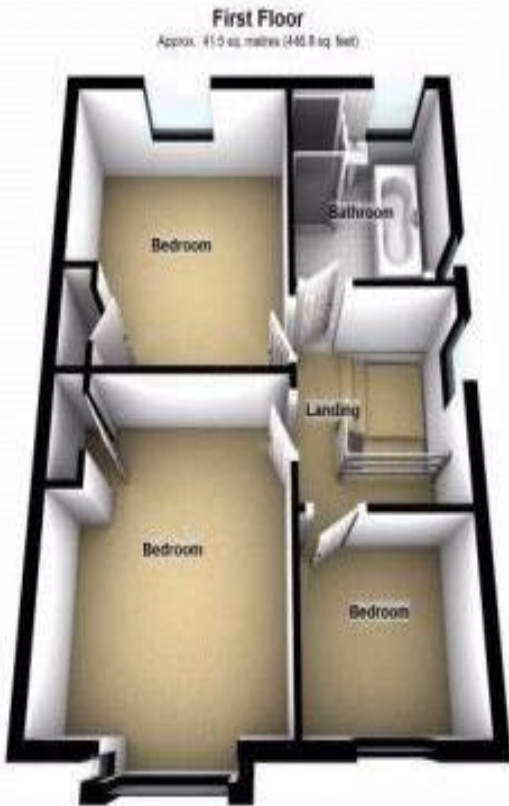
BEDROOM 1 16' 5" x 12' 6" (5m x 3.81m)

Positioned to the front of the property, this room has the dimensions to comfortably fit two twin beds and still allow space for free standing wardrobes. Access to the loft is gained from this room.

BATHROOM 12' 2" x 9' 9" (3.71m x 2.97m)

Contemporary in design, the room is accentuated by the stunning black marble wall adjacent to the jacuzzi bath. There is also under-floor heating, separate walk-in shower and a chrome heated towel rail.





Energy Performance Certificate (EPC)



17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		76	
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The potential rating shows the effect of undertaking the recommendations on page 3.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).			

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.