



- A smart terraced property located just 6.5 miles from Bath city centre
- Roomy lounge dining room with patio doors onto the garden
- Fitted kitchen with integrated electric over and gas hob
- Two bedrooms both with fitted wardrobes and bathroom with shower over bath
- Fully enclosed south facing garden to rear
- Adjacent to the property is a private drive and garage



"A smart and modern terraced property with an adjacent private drive and garage, located just 6.5 miles from Bath city centre".

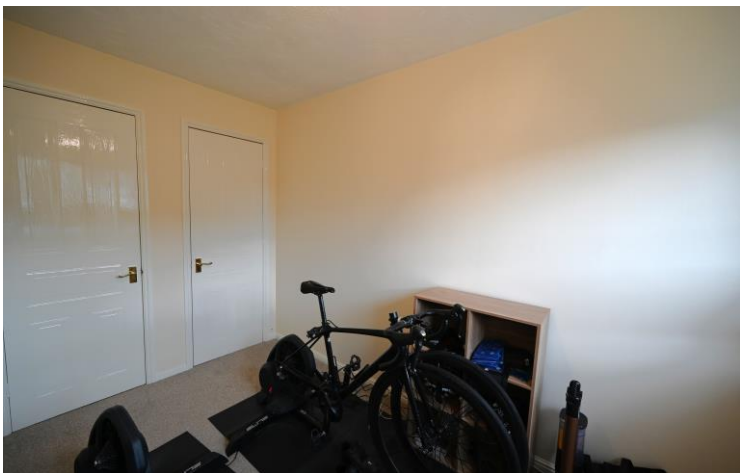
The property is presented in good decorative order with accommodation comprising ground floor, entrance lobby, fitted kitchen to front with fitted electric over and gas hob, wall hung boiler installed 2017. The lounge is located to the rear with sliding patio doors opening onto the rear garden. On the first floor are two bedrooms, both have fitted wardrobes and a bathroom with shower over bath. The property has upvc double glazing and an electrical certificate from 2023.

Outside to front there is a small level garden and adjacent a private drive leading to a single garage. To the rear is a fully enclosed south facing garden. The property is offered for sale with no onward chain!

**Tenure:** Freehold

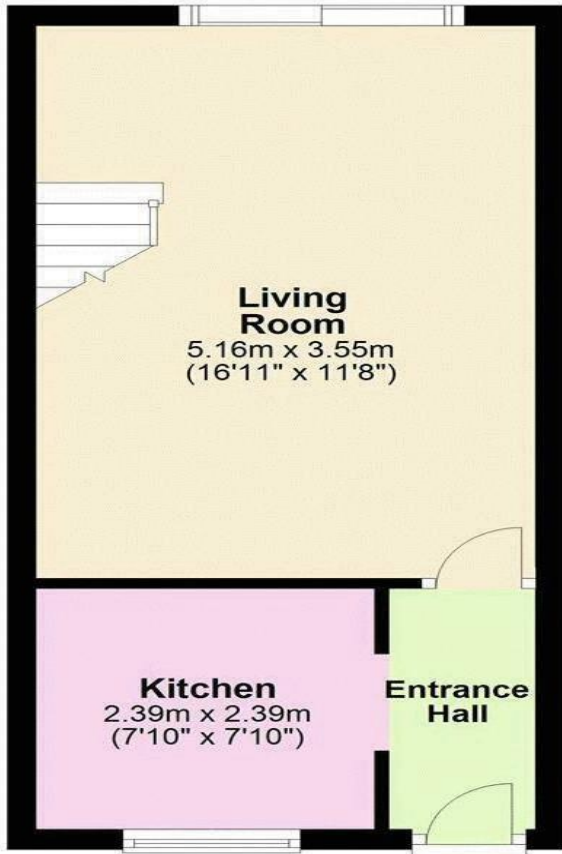
**Council Tax Band:** B





## Ground Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.1 sq. feet)



Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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