



169 THE HOLLOW  
SOUTHDOWN  
BATH  
BA2 1NJ  
£300,000



GREGORYS  
ESTATE AGENTS

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN CAN BE FOUND THIS SPACIOUS TWO BEDROOM SEMI-DETACHED PROPERTY, POSITIONED IN A POPULAR RESIDENTIAL SPOT WITHIN THE CITY OF BATH.**

Situated in the Southdown area, the property is located within walking distance of the local amenities of Mount Road, whilst being nearby excellent bus links to the city centre.

The property benefits from a well balanced arrangement over two floors, boasting sizeable room proportions throughout. The property welcomes with an entrance hall, leading to a large Lounge/Diner to the rear aspect, with 'French' doors opening up to the rear garden. To the front of the ground floor a contemporary fitted kitchen can be found, overlooking the mature front garden. Upstairs, the property offers two double bedrooms, and a modern three piece bathroom with shower over bath. Externally, the driveway can accommodate two vehicles, whilst a single garage with up & over door provides a practical storage benefit. Finally, a low maintenance courtyard garden complete the offering.

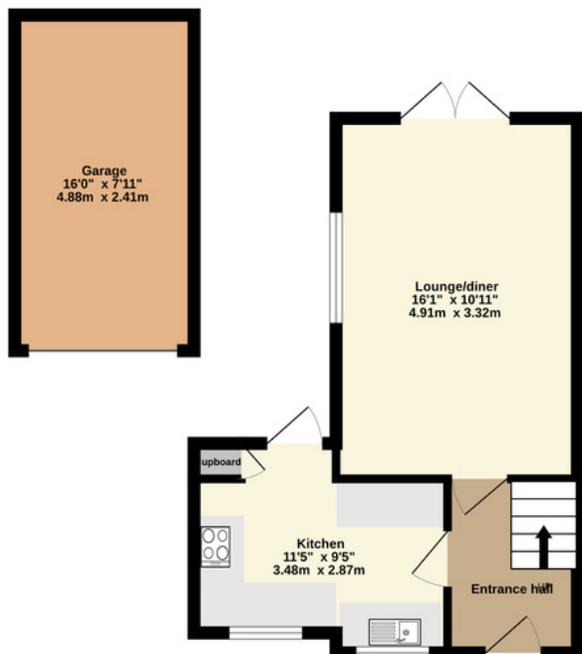
The home benefits from excellent decor throughout, allowing any new owner to move in with ease. In our opinion, this home is an ideal opportunity for first time purchasers looking to get onto the property ladder. The property also lends itself as an investment purchase, having served as a long term rental property.

A popular style of home with require an internal viewing to fully appreciate all of which is has to offer.

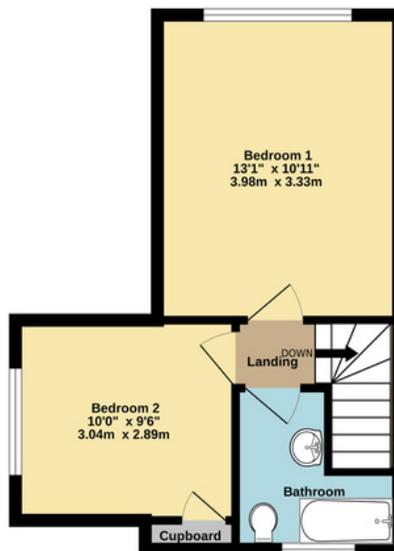




Ground Floor  
440 sq.ft. (40.8 sq.m.) approx.



1st Floor  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

169 The Hollow BATH BA2 1NJ	Energy rating <b>C</b>	Valid until: 8 November 2033
		Certificate number: 0619-3932-1209-2477-0204

Property type: Semi-detached house  
Total floor area: 63 square metres

### Rules on letting this property

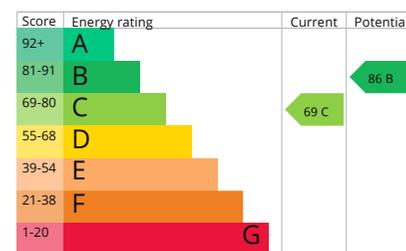
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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