



Cranwells Park
Lower Weston | Bath

**NASH
& CO**



Summary

A delightful, 3 bedroom, 1960's, detached family house with lots of potential. Situated in a quiet cul de sac the accommodation comprises: entrance hall; living room; dining room, kitchen/breakfast room; utility area; W.C; access to single garage; conservatory; three double bedrooms, two of which benefit from built in wardrobes and stunning views to the front; family bathroom. There is easy walking access to local schools and the city centre. The generous garden is not overlooked and offers privacy as well as the potential for an extension subject to the necessary planning permission. There is driveway parking to the front for two vehicles. The property is in a quiet no-through road in a highly sought after residential area of Bath.

Location

The World Heritage City of Bath offers a diverse range of restaurants, shops and cultural opportunities including: Bath Thermae Spa, Theatre Royal, Pump Rooms, and the Abbey amongst others. The property is located very near Royal Victoria Park with its 57 acres of open space located just below the Royal Crescent. Local schools include: Kingswood and Royal High Independent Schools, both of which are within walking distance, and likewise Oldfield Academy and Hayesfield. Nearby shops include Tesco Express which is conveniently located on Upper Bristol Road, and Chelsea Road which offers a more varied shopping experience and includes: café, delicatessen, bakers and post office, amongst others. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.



- 3 Bedrooms
- 1960's detached family house
- Views over the City and surrounding countryside
- Large mature garden to the rear
- Potential to extend subject to the necessary permissions

- 2 reception rooms
- Garage & off-street driveway parking
- Great access to local schools including Kingswood & Royal High
- Highly sought after residential area
- Located in a quiet cul de sac

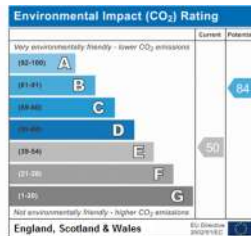
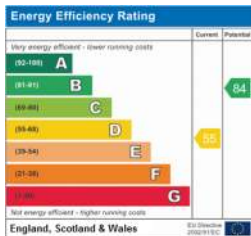
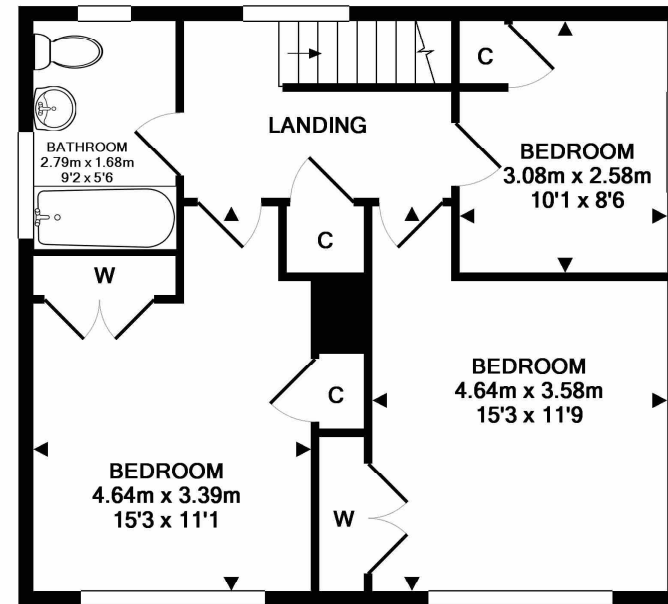
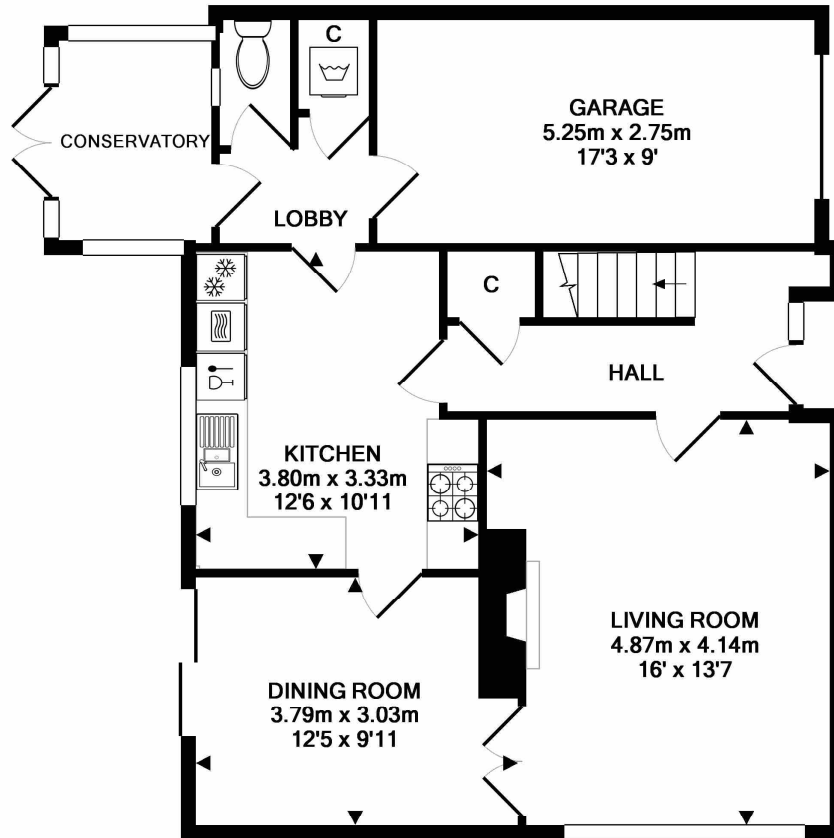


2 Princes Buildings, George Street, Bath BA1 2ED

01225 444 800

enquiries@nashandcobath.co.uk

nashandcobath.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 75.2 SQ.M.
(810 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 51.4 SQ.M.
(554 SQ.FT.)

TOTAL APPROX. FLOOR AREA 126.7 SQ.M. (1364 SQ.FT.)

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at Stoke Hill House, 10 Warminster Road, Limpley Stoke, Bath BA2 7GL.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.