



Edgeworth Road
Kingsway | Bath

**NASH
& CO**



Summary

Looking for a family home which you can move straight into? Then look no further! Located in the popular Kingsway development, on the south side of the city, you find this superb 1960s detached house occupying a corner plot with some of the best views you'll find in Bath. Briefly, the accommodation comprises; bright, welcoming entrance hall; very generous living/dining room enjoying those glorious views; light and spacious modern fitted kitchen with access to the rear garden; downstairs W.C. with plumbing for a washing machine; 3 bedrooms (two doubles and a single) and a family bathroom. Externally, the property also benefits from a conservatory, which is accessed via the garden. The garden itself is laid to lawn with mature plants, hedging and a patio area where you can enjoy the sun in the summer months. Viewing comes highly recommended.

Location

Edgeworth Road is situated on the 1960s development of Kingsway, just off Englishcombe Lane on the south side of Bath. Local amenities are at hand including a Tesco Express, two schools which benefit from "Outstanding" ratings from Ofsted and a regular bus service running to and from the city centre. The situation is also convenient for those who commute to Bristol and to the south of Bath.



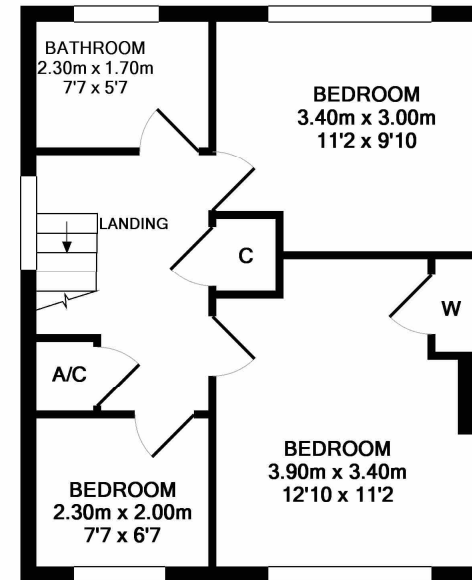
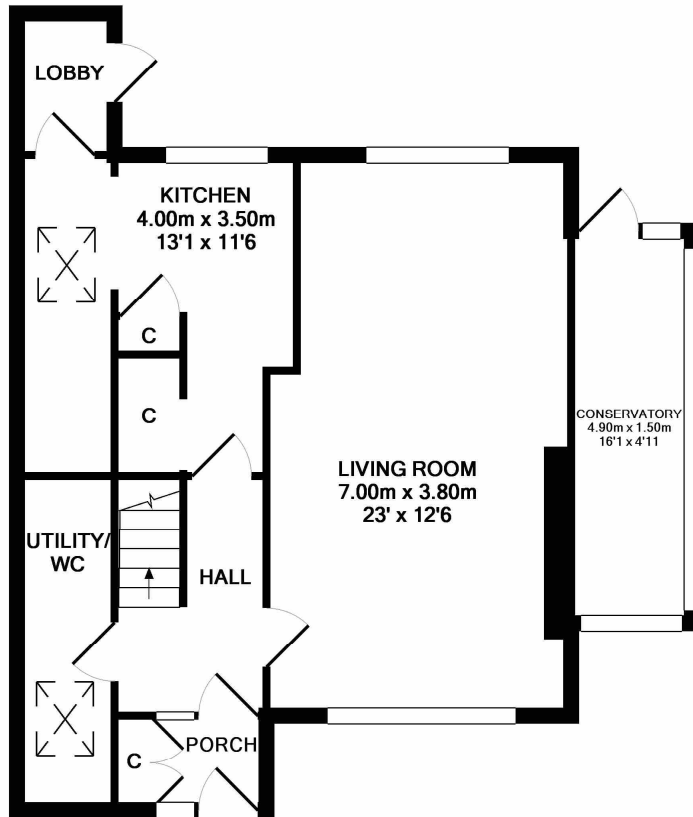
- 1960s detached house
- Front and rear gardens
- Utility/W.C
- Close to Tesco Express on Englishcombe Lane

- Large living/dining room
- Conservatory
- Wonderful city views
- Close to "Outstanding" primary and secondary schools

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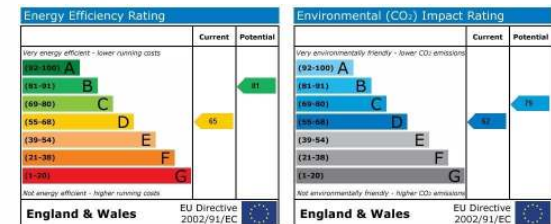


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 96.9 SQ.M. (1043 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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