



Lucklands Road
Weston | Bath

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Summary

An excellent 3 bedroom semi-detached property in the popular Weston Village area of Bath. This well-proportioned home includes: generous front sitting room with double doors opening to the dining room; smart modern kitchen; beautifully cared for mature rear garden; garden office with power; 3 bedrooms (2 doubles and 1 single); well appointed family bathroom; ground floor WC; utility area; and ample driveway parking. The property also benefits from excellent southerly views over the World Heritage City of Bath. This property is offered for sale with no onward chain.

Location

Lucklands Road is located to the west of Bath city centre in the Weston area of the city. The property is situated very close to a variety of local shops and amenities on Weston High Street (less than 5 minutes walk away). Local schools include: Weston All Saints Primary School, St Mary's RC Primary School and Oldfield Academy. The independent schools of Kingswood and Royal High are a short drive away in Lansdown. The Cotswold Way provides great access to the beautiful surrounding countryside and begins close by on Penn Hill Road. There is easy access to both the A4 to Bristol and the M4 at junction 18. The city centre is a level 30 minute walk away, or alternatively regular bus service runs throughout the day, nearest bus stop on Weston Park less than a 2 minute walk.



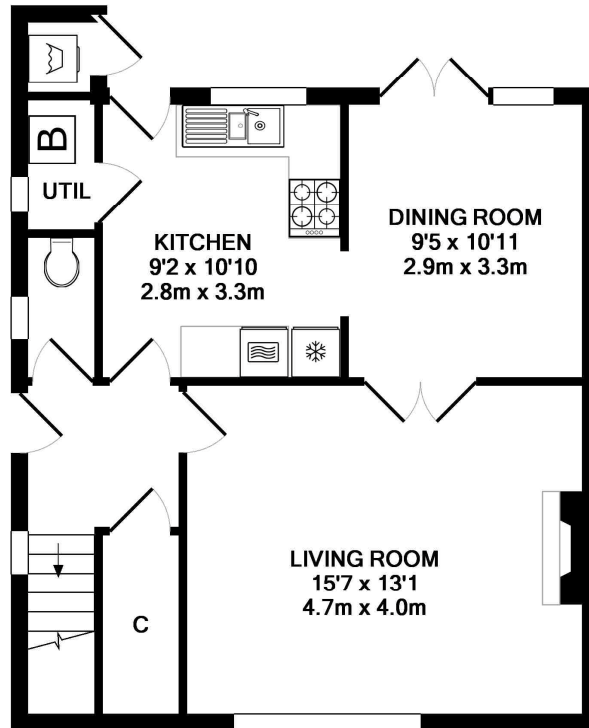
- Semi-detached property
- Weston Village location
- Close to local shops and schools
- Beautifully kept mature garden
- Off-street parking

- Garden room
- Lovely views over Bath
- Large sitting room
- Scope to extend
- Modern kitchen open plan adjacent to dining room

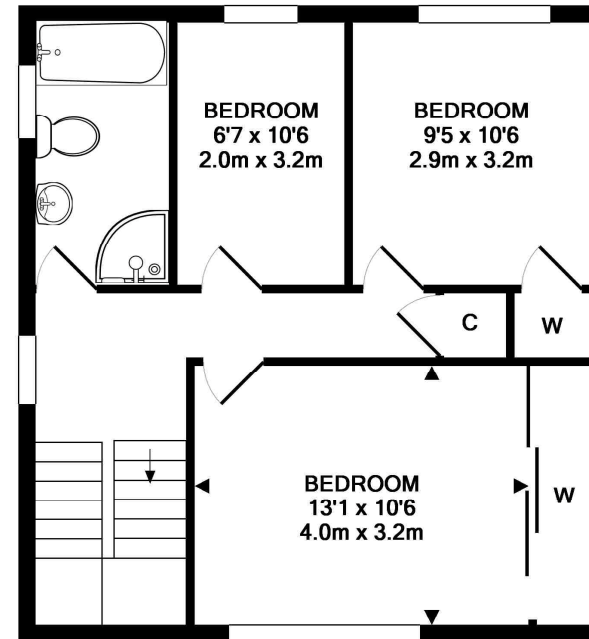
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GROUND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. www.inovusproperty.co.uk

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