



## Plot 134 Sulis Down

, Bath, BA2 2FU

Price £699,995

The Gainsborough is a stunning 4 bedroom home spread over 3 floors providing a flexible living space. The spacious kitchen/dining room offers space for entertaining with French doors leading to the garden. The separate living room features a beautiful bay window. There is also a study, which is ideal for home working. On the first floor are three double bedrooms, Bedroom 2 benefits from an en suite and there is a family bathroom. Bedroom 1 occupies the whole top floor with a handy en-suite bathroom.

- Semi-detached
- Four Bedroom
- Open Plan Kitchen and Dining Room
- Two En-suites
- Spacious
- Downstairs Cloakroom with WC
- Bay Window in the Living Room
- 10 Year NHBC Buildmark Warranty
- Allocated parking spaces

### Viewing

Please contact our Bath Stone Property Office on 01225422224 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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