



St. Anns Way, Bathwick, Bath BA2 6BT

**For Sale** - £725,000





**The location for this generously proportioned semi-detached house could not be better.** Nestled in a leafy suburb in central Bath, with a great view across the city, the neighbourhood is relaxed and well-loved by its residents. We highly recommend taking the video tour on our website to fully appreciate what it has to offer.





### Property features

Gas central heating | White frame PVCu double glazed windows and external doors | Spacious entrance Hall | Garage and driveway parking | Gently sloping lawned rear garden |

Bathwick is popular with a variety of different age groups as there really is something for everyone. Close to beautiful parks (Sydney Gardens and Henrietta Park), walks along the canal, two of the best schools in Bath (King Edwards and Bathwick St. Mary). The city centre, train and bus stations, are within a short walk.

### Size

133 sq. m. (1440 sq. ft.) approx.

### Tenure

Leasehold. 999 years from 1954

### Council Tax

Band F: £2,548.92 - 2020/2021



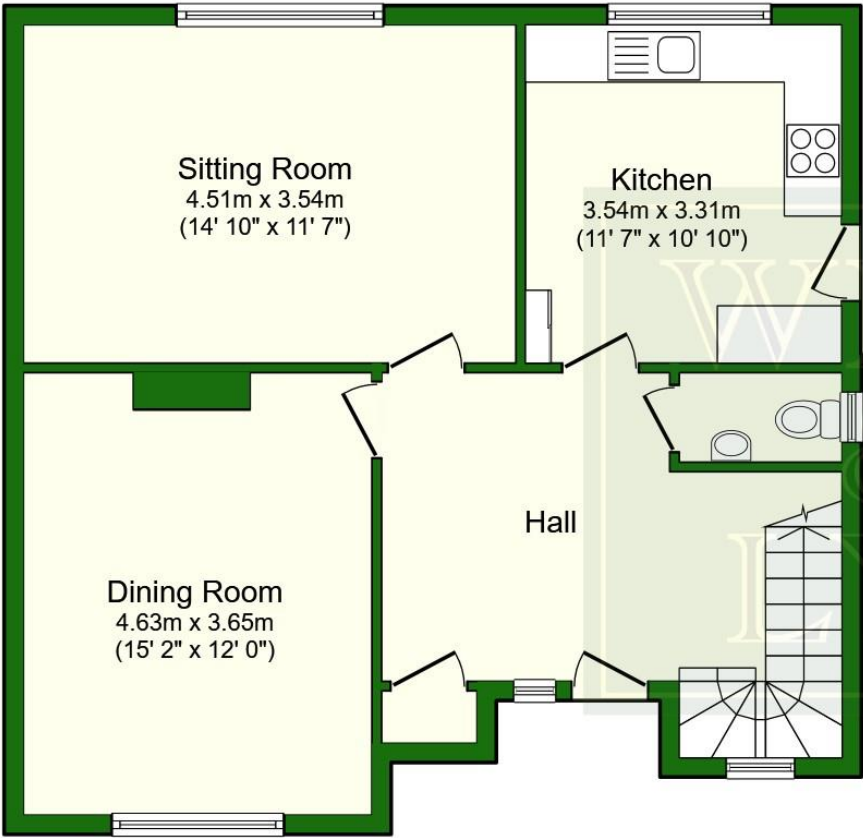
**Arrange a viewing**

**01225 443322**

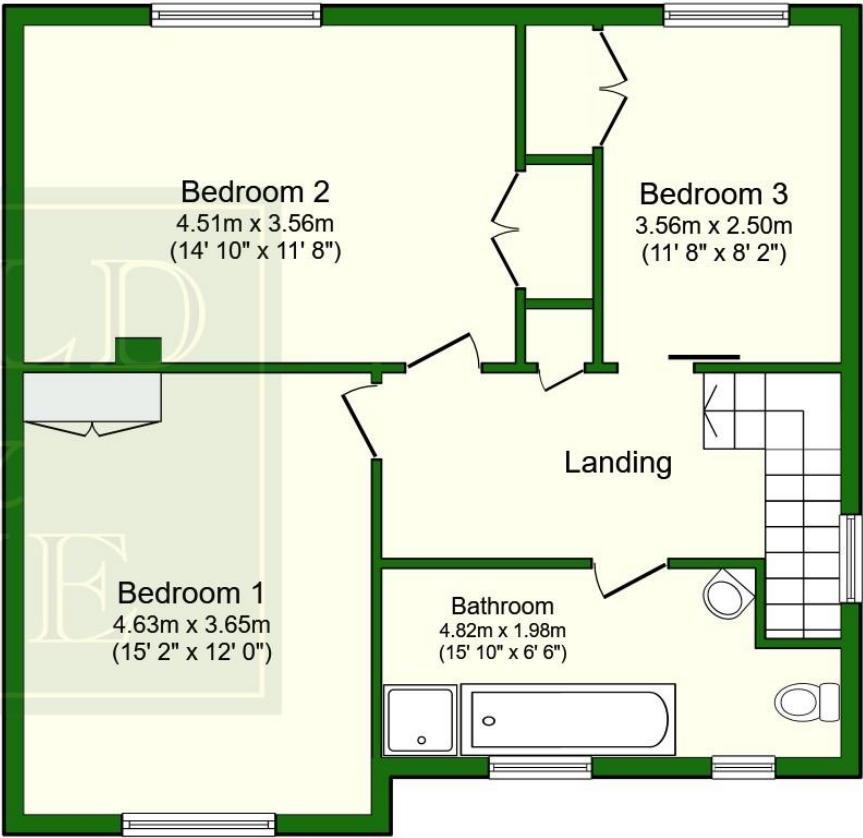
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**





Sitting Room



Dining Room



Kitchen



Landing

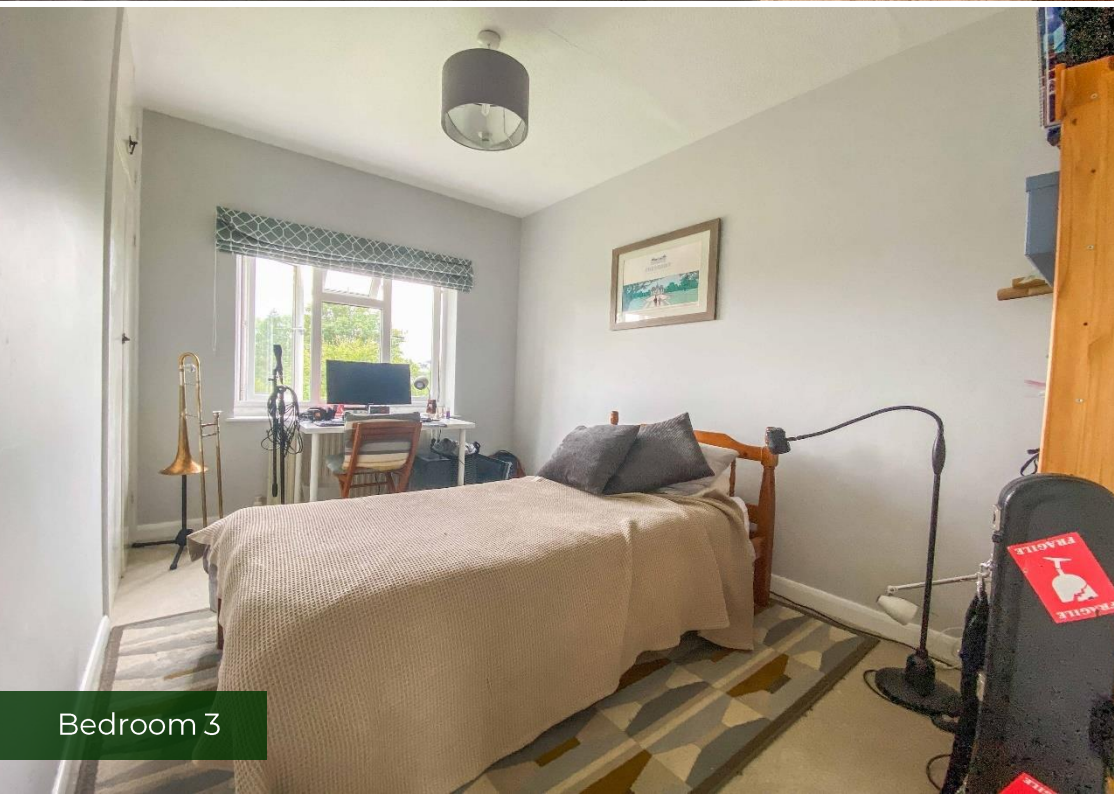




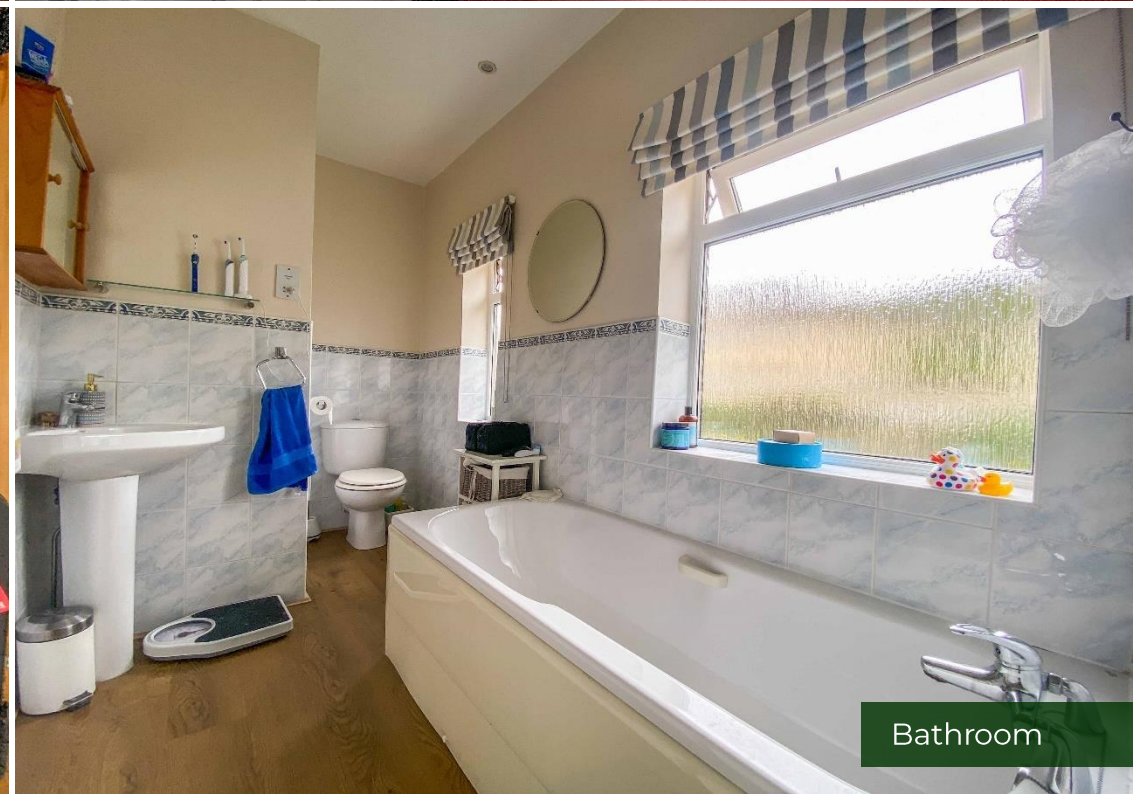
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom







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It's time to talk to Wild & Lye

**01225 443322**

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