



Park Lane, Lower Weston, Bath BA1 2XC

**For Sale** - £525,000





**Stylishly enhanced and extended three-storey Georgian terraced house on the edge of Royal Victoria Park.** Refurbished by the current owners with no expense spared, this has been a much loved home and a growing family now prompts its sale. Cosy Sitting Room with log-burner, gorgeous Kitchen and Bathroom, spacious and light Living Room with bi-fold doors opening to a private west-facing terrace and garden. This is an impressive house!





### Property features

Gas central heating with cast iron radiators throughout downstairs | Oak flooring in the hallway and ground floor rooms | Kitchen with attractive fjord green cupboards, wood worktops, white enamelled sink, glazed ceramic tiled splashbacks, gas hob, copper extractor hood, electric fan oven, integrated fridge and freezer

### Size

89 sq. m. (958 sq. ft.) approx.

### Tenure

Freehold

### Council Tax

Band C: £1,568.54 - 2020/2021



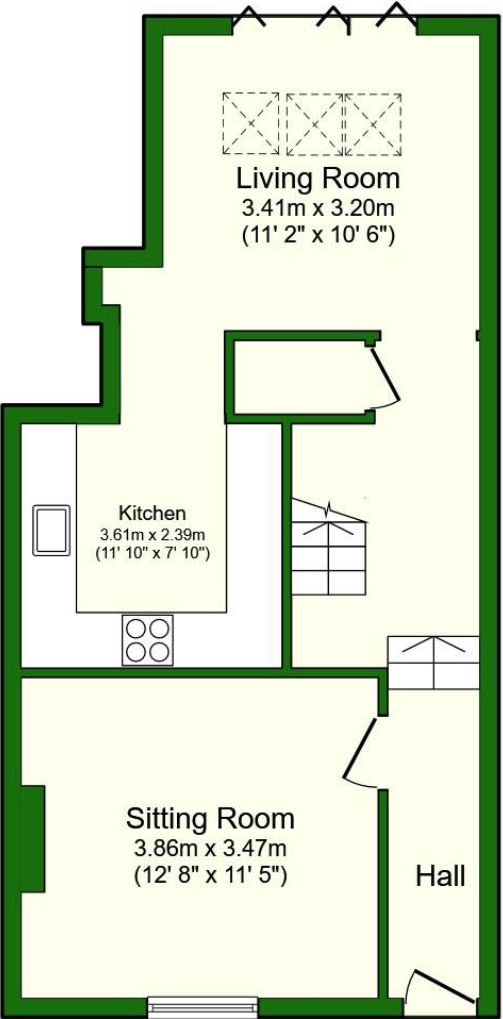
### Arrange a viewing

01225 443322

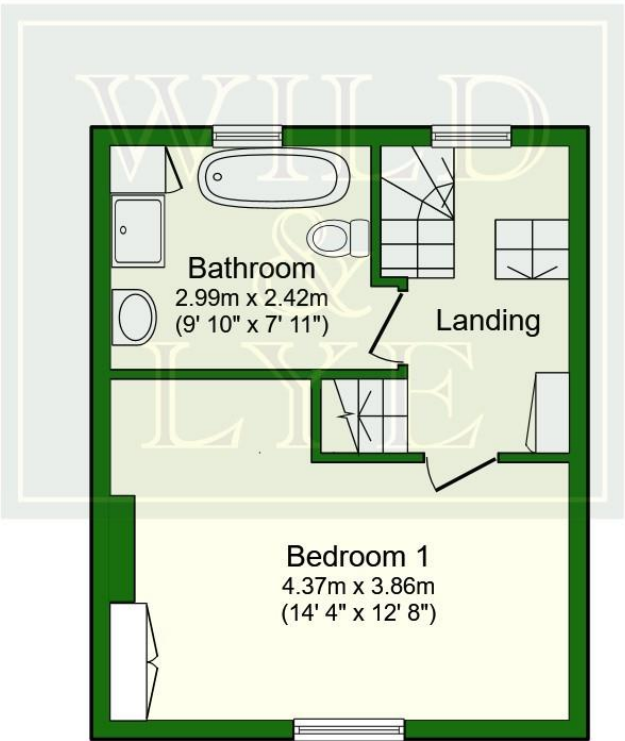
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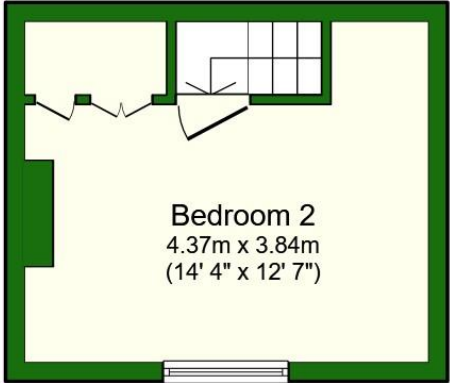
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

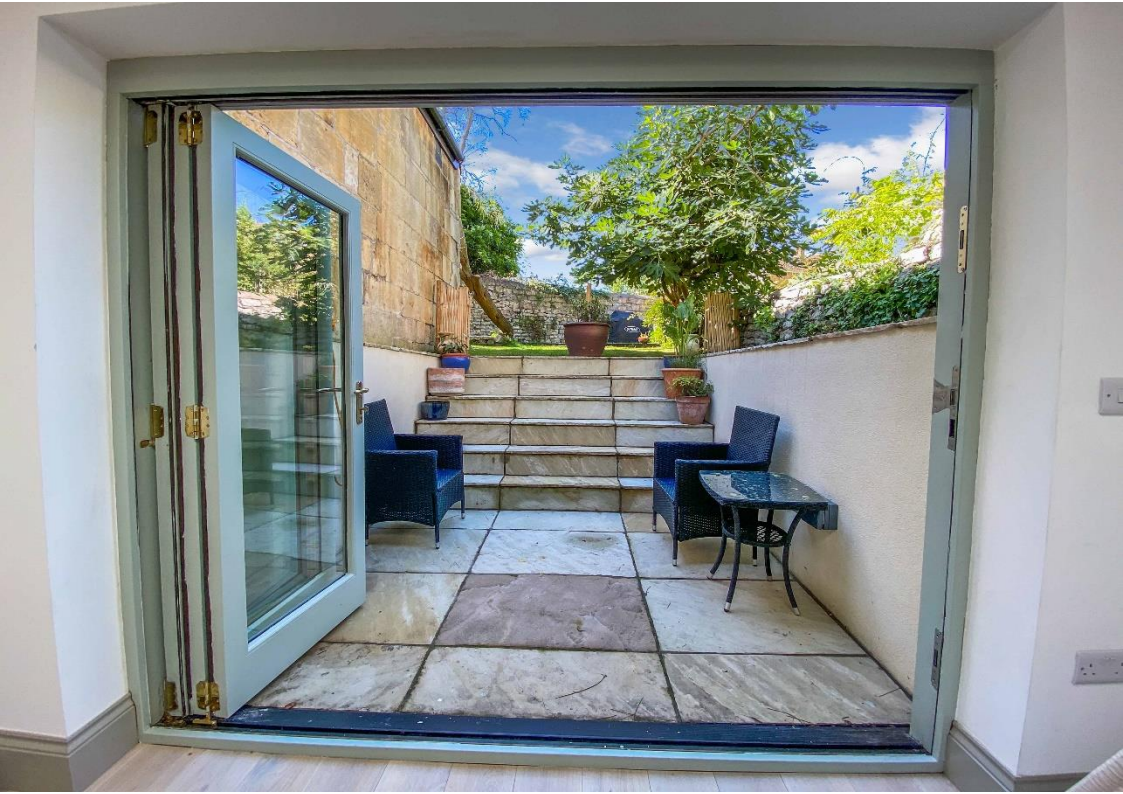


Second Floor





Sitting Room



Rear garden





First floor Bedroom



Second floor Bedroom



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