



Ashley Road, Bathford, Bath BA1 7TT  
**For Sale** - £495,000

Situated in the popular village of Bathford, this extended semi-detached house has been in the same family ownership since it was built in the 1930's. It's ready to move into but would probably benefit from some modernising to suit the new owners. Offering spacious four bedroom accommodation over three levels and with a lovely view to the rear.





### Features

Gas central heating | Double glazed windows | Garage | Parking space in front of the house and driveway to the side

### Location

Bathford is a charming village about 3 miles (4.8 km) east of Bath. Easily accessible via the A4 and A363. Residents enjoy a shop & café, Primary School, St Swithun's Church, The Crown pub and an annual flower show.

### Tenure

Freehold

### Council Tax

Band C



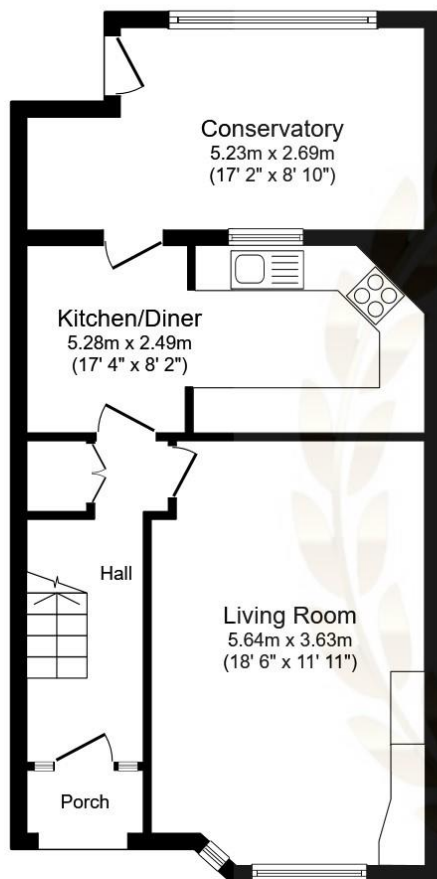
**Arrange a viewing**

**01225 443322**

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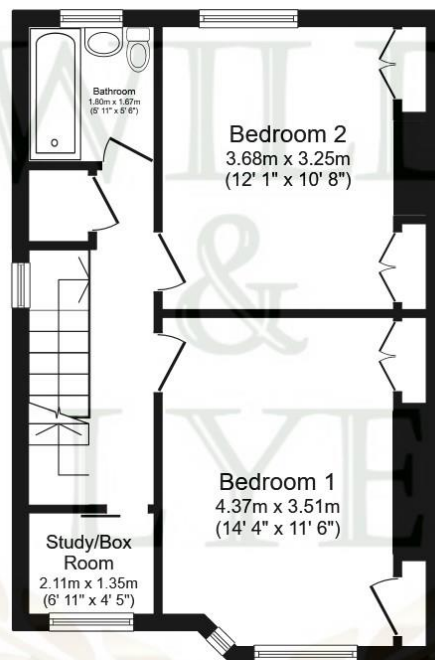
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



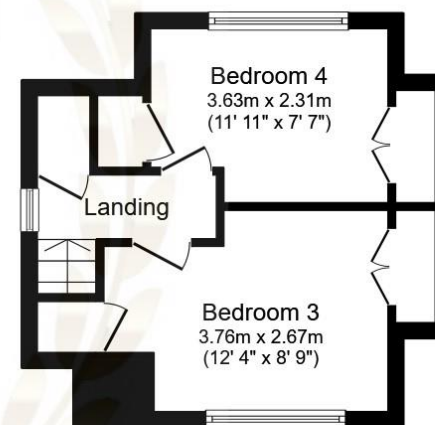
**Ground Floor**

Floor area 56.2 m<sup>2</sup> (604 sq.ft.)



**First Floor**

Floor area 42.4 m<sup>2</sup> (456 sq.ft.)



**Second Floor**

Floor area 23.7 m<sup>2</sup> (255 sq.ft.)

**TOTAL: 122.2 m<sup>2</sup> (1,315 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



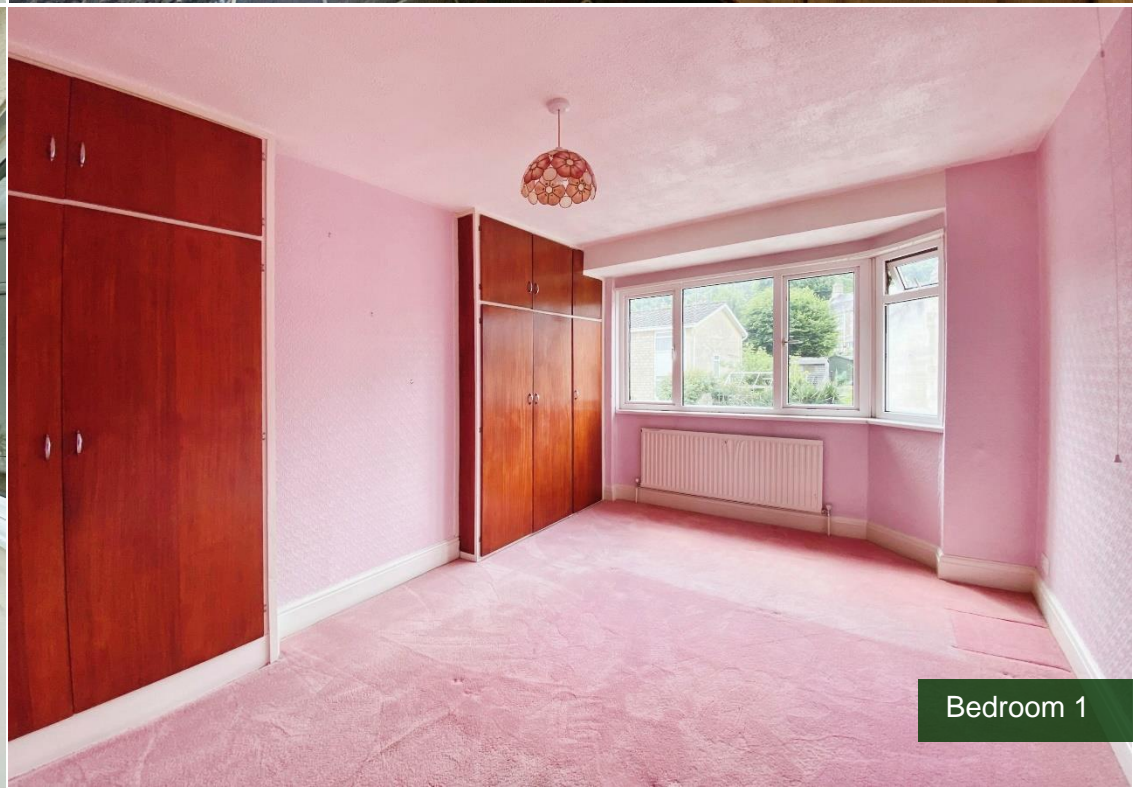
Sitting Room



Kitchen & Dining



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

