



For Sale Guide Price £725,000



Holland Road, Larkhall, Bath BA1 6QG

Desirably situated semi-detached house with space for further extension.

4 Beds | Bathroom | En-suite Shower Room | Gas CH | Double glazed | Driveway parking

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Spacious Hallway

What we like

There haven't been many sales on Holland Road in recent years and so this really is a rare opportunity to buy a lovely family home in a great location. The loft has been converted into a bright and spacious fourth bedroom and is probably the best of the bedrooms with its own shower room/wc. There is an attractive herringbone pattern wood floor in the Hall, and this extends into the Sitting Room and Dining Room. Early viewing is strongly recommended and easily arranged.

Location

Larkhall offers good schools and amenities with a range of independent shops, trendy eateries, butcher, post office, pub, co-op supermarket, The Rondo Theatre and the beautiful St Saviour's Church (at the end of Holland Road). It's Bath with a village vibe.

Tenure

Freehold

Council Tax

Band D

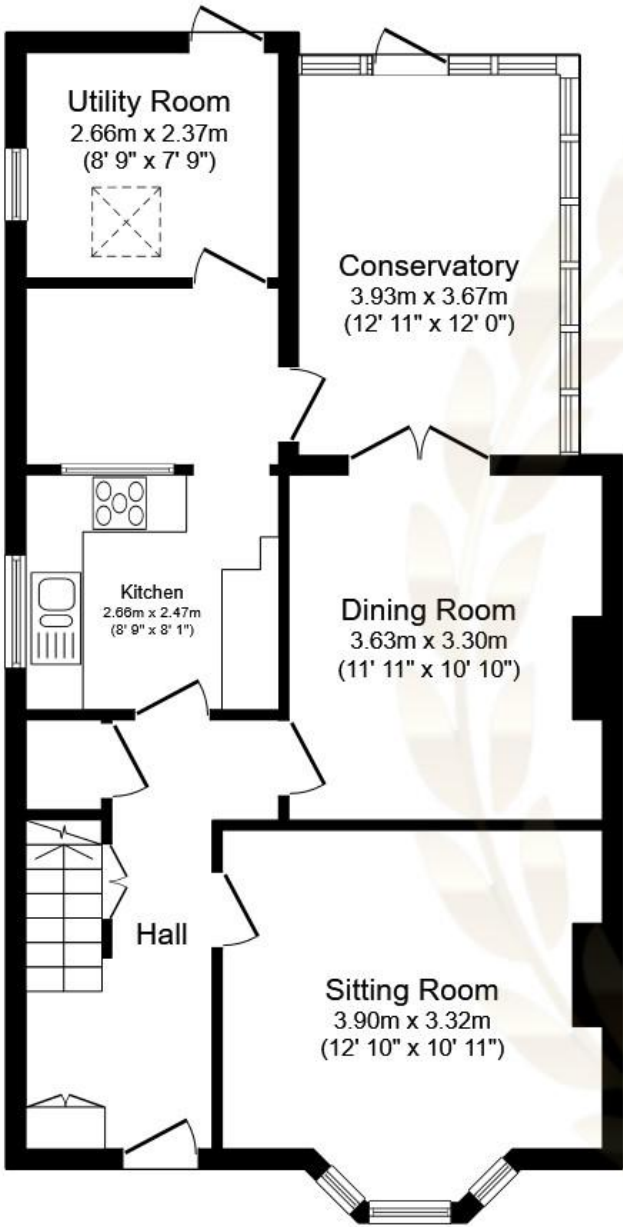
Arrange a viewing

01225 443322

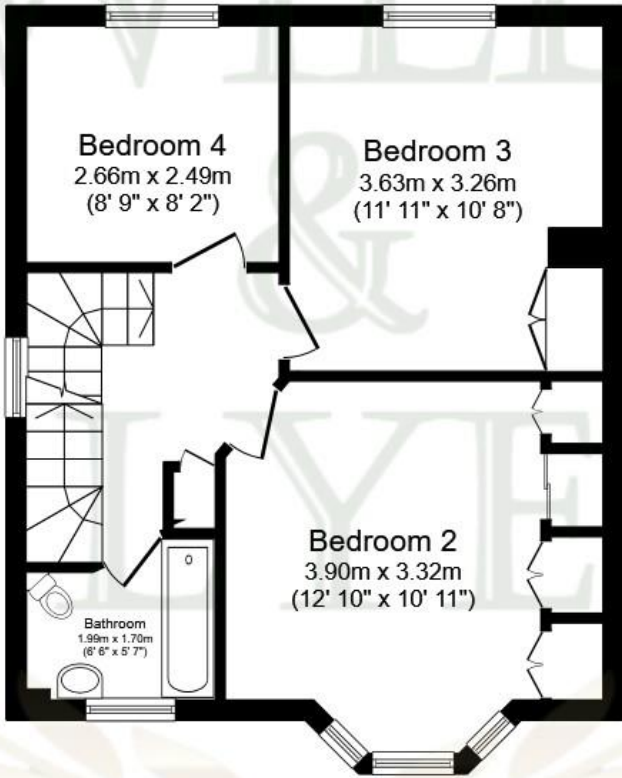
www.wildandlye.com

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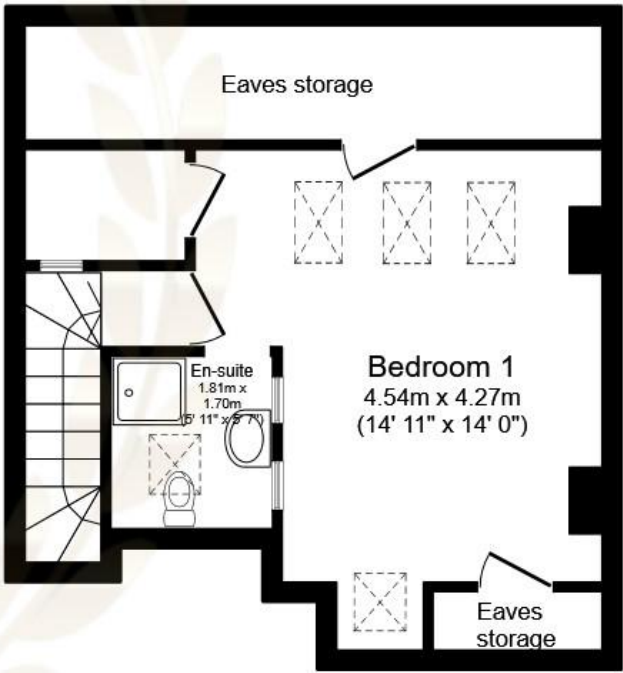
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Floor area 67.9 sq.m. (731 sq.ft.)



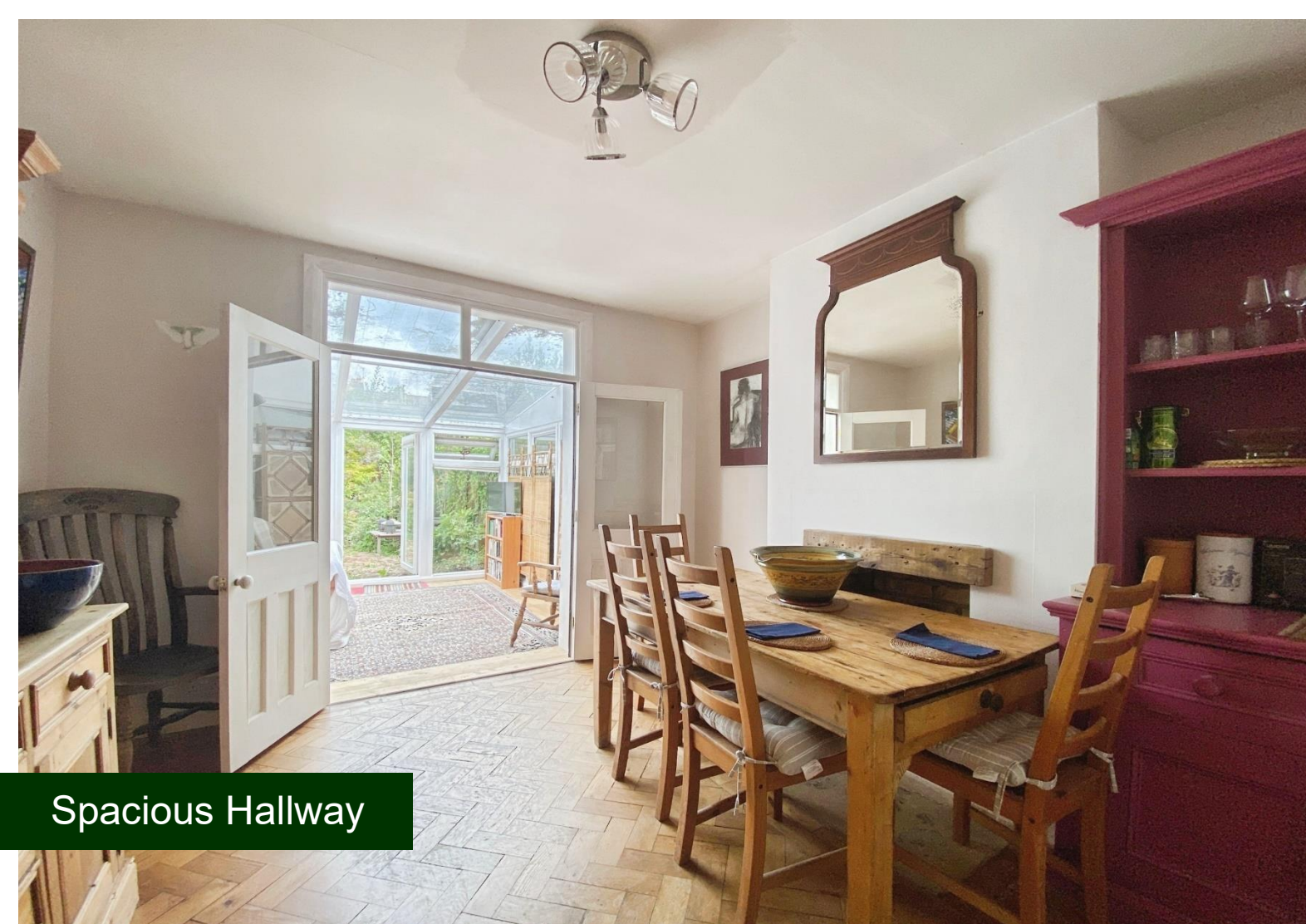
First Floor
Floor area 43.8 sq.m. (471 sq.ft.)



Second Floor
Floor area 27.8 sq.m. (299 sq.ft.)

Total floor area: 139.5 sq.m. (1,501 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



Spacious Hallway



Conservatory



Bedroom 1



En-suite Shower Room



Rear view from Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4





The Bath estate agency
offering free furniture
removal with every sale.

See website for details.

www.wildandlye.com

