

KIT JOHNSON

residential



Weston, Bath

£585,000

Solid 1960's Detached House. Huge Potential. Extensive Gardens. Popular Location. EPC Grade F



41 Leighton Road

Bath

BA1 4NF

PRICE: £585,000

With gardens extending to over a third of an acre and having exceptional Southerly countryside views, an extended, detached house with huge scope to further extend/develop on what is one of the finest plots in this popular road. On the open market for the first time since it was built in the 1960's and in need of updating throughout, although the house has been well maintained over the years. Porch, hall, cloakroom, front sitting room, extended back living room with stunning views, fitted kitchen. Upstairs there are three good bedrooms, bathroom and separate W.C. Drop down ladder to a useful loft space (ideal for conversion STC). Extensive established gardens with a South facing aspect. Driveway, garage. Ideally located

for W.A.S.P.S, the M4 via Lansdown, RUH and all the amenities in Weston Village. Offered with vacant possession. A wonderful opportunity.

1960's Extended Detached House

Three Bedrooms

Two Reception Rooms

Kitchen

Cloakroom

Rural Southerly Views

Garage & Driveway

1/3 Acre Gardens

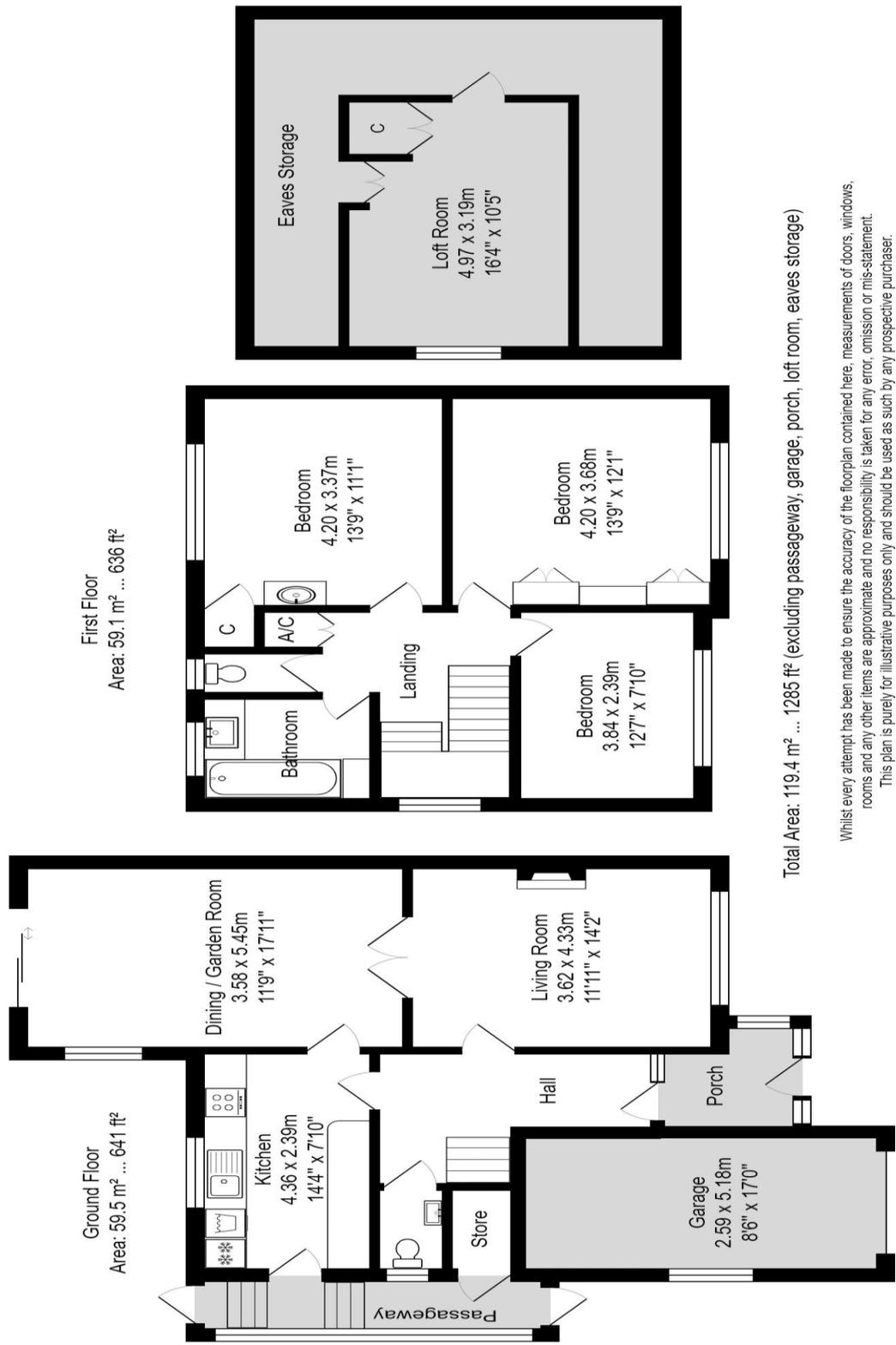
Freehold

Gas Central Heating

Council Tax Band E £2508

Vacant Possession





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness
www.epcassessments.co.uk

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