

# KIT JOHNSON

residential



Cedric Road, Bath

£745,000

**A 1950's Four Bedroom Semi Detached House. Delightful Gardens. Popular Location. EPC Grade D**



51 Cedric Road  
Bath  
BA1 3PE

**PRICE: £745,000**

A substantial, solid, 1950's four bedroom semi detached house located opposite the small green in this extremely popular road close to Bath's Royal United Hospital, Weston Village and Chelsea Road. Being sold for the first time in nearly 50 years, this has the makings of a fine family home. Hall, living room, dining room, Conservatory, fitted kitchen, utility area and W.C. Upstairs there are three good bedrooms and a bathroom suite with the fourth bedroom as part of a loft conversion. The property enjoys a West facing aspect to the rear with established level gardens, patio and outhouses. Driveway parking at the front and side with an open aspect to the centre green, it is in an enviable position in the road. Highly sought after location.

**1950's Semi**

**Four Bedrooms**

**Three Reception Rooms**

**Fitted Kitchen/Utility Area**

**Downstairs Cloakroom**

**Family Bathroom**

**Leasehold**

**1634 Sq Ft (151.8 Sq Mt)**

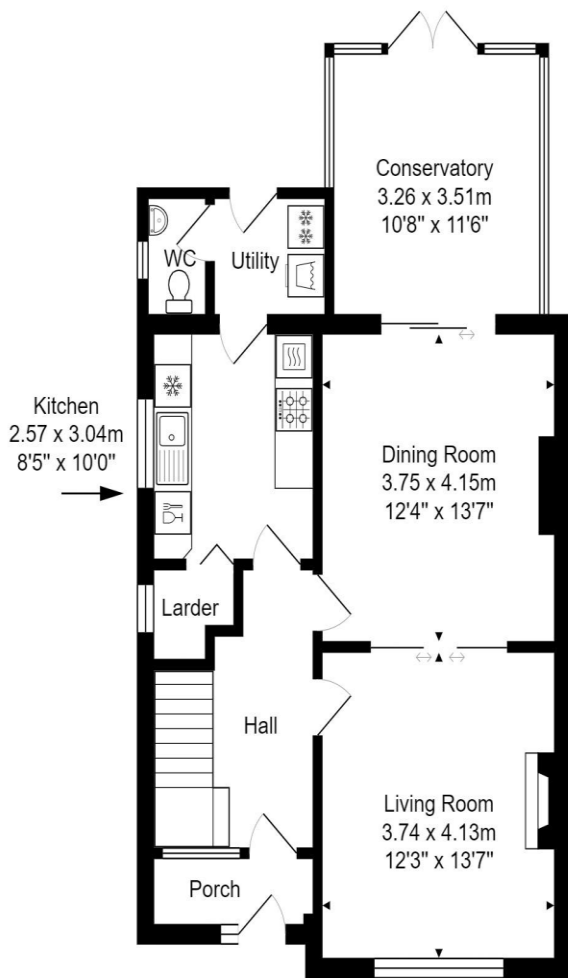
**Council Tax Band E £2508**

**Gas Central Heating**

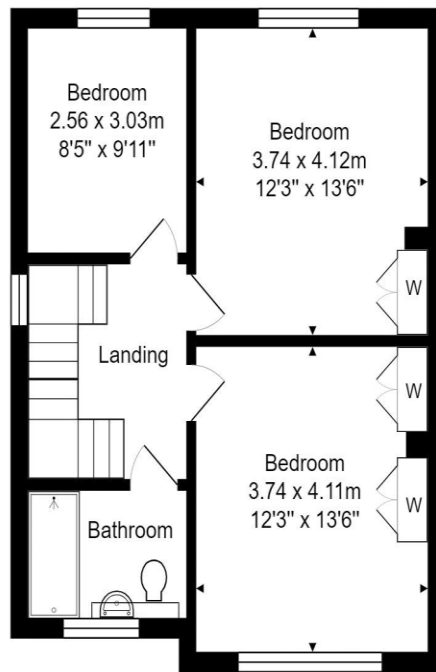
**West Facing Rear Garden**

**Parking Front & Side**

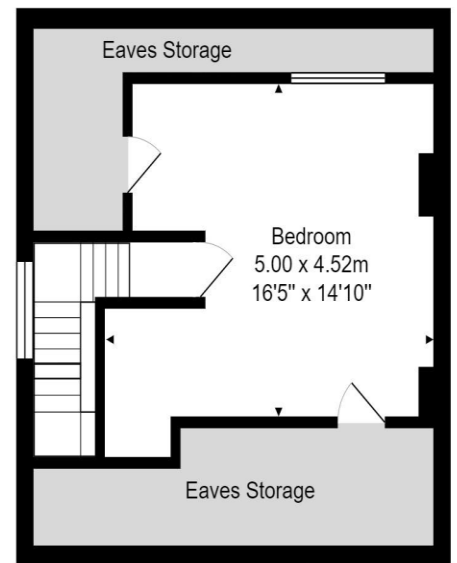




Ground Floor  
 Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup>



First Floor  
 Area: 53.4 m<sup>2</sup> ... 575 ft<sup>2</sup>



Second Floor  
 Area: 26.9 m<sup>2</sup> ... 290 ft<sup>2</sup>

Total Area: 151.8 m<sup>2</sup> ... 1634 ft<sup>2</sup> (excluding eaves storage)

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](http://www.epcassessments.co.uk)

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