

# KIT JOHNSON

residential



Fairfield Park, Bath

£500,000

**A Three Bedroom Detached House. Popular Cul-de-Sac. Wonderful Views. EPC Grade D**



# 15 Blenheim Gardens

Bath

BA1 6NL

**PRICE: £500,000**

A solid, extended, 1960's detached house with stunning views to the rear across the Charlcombe Valley and in a popular residential location on the North Eastern slopes of Bath. The house could be further extended (STC). Offered with vacant possession and well maintained throughout but could now do with modernisation. Lobby, hall, living room with views, fitted kitchen and dining area, utility, downstairs cloakroom. Upstairs there are three bedrooms and a bathroom. Driveway, garage with electric doors and lawns at the front. Paved rear garden with open countryside views. Undercroft, side access. Huge potential in an extremely popular Cul-de-Sac location.

**1960's Detached House**

**Three Bedrooms**

**Two Reception Rooms**

**Cloakroom & Bathroom**

**Fitted Kitchen & Utility**

**Garage & Driveway**

**Garden & Rural Views**

**Freehold**

**Council Tax Band E £2634**

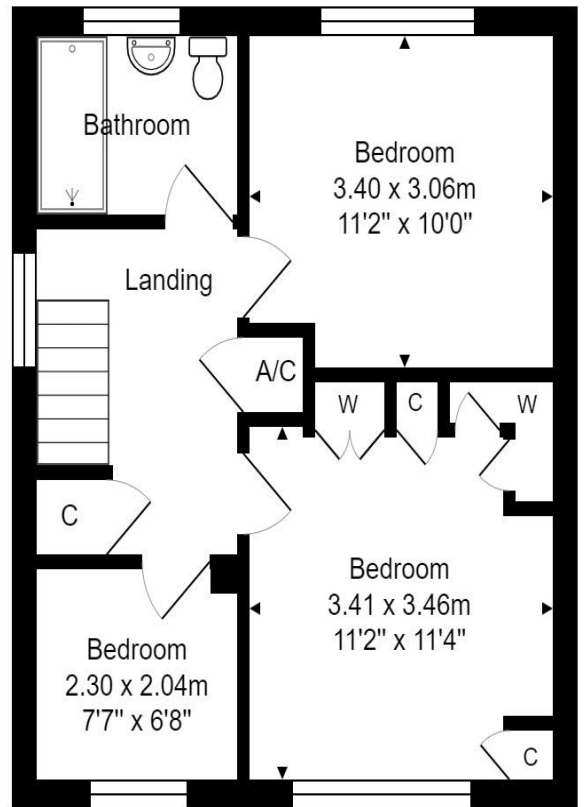
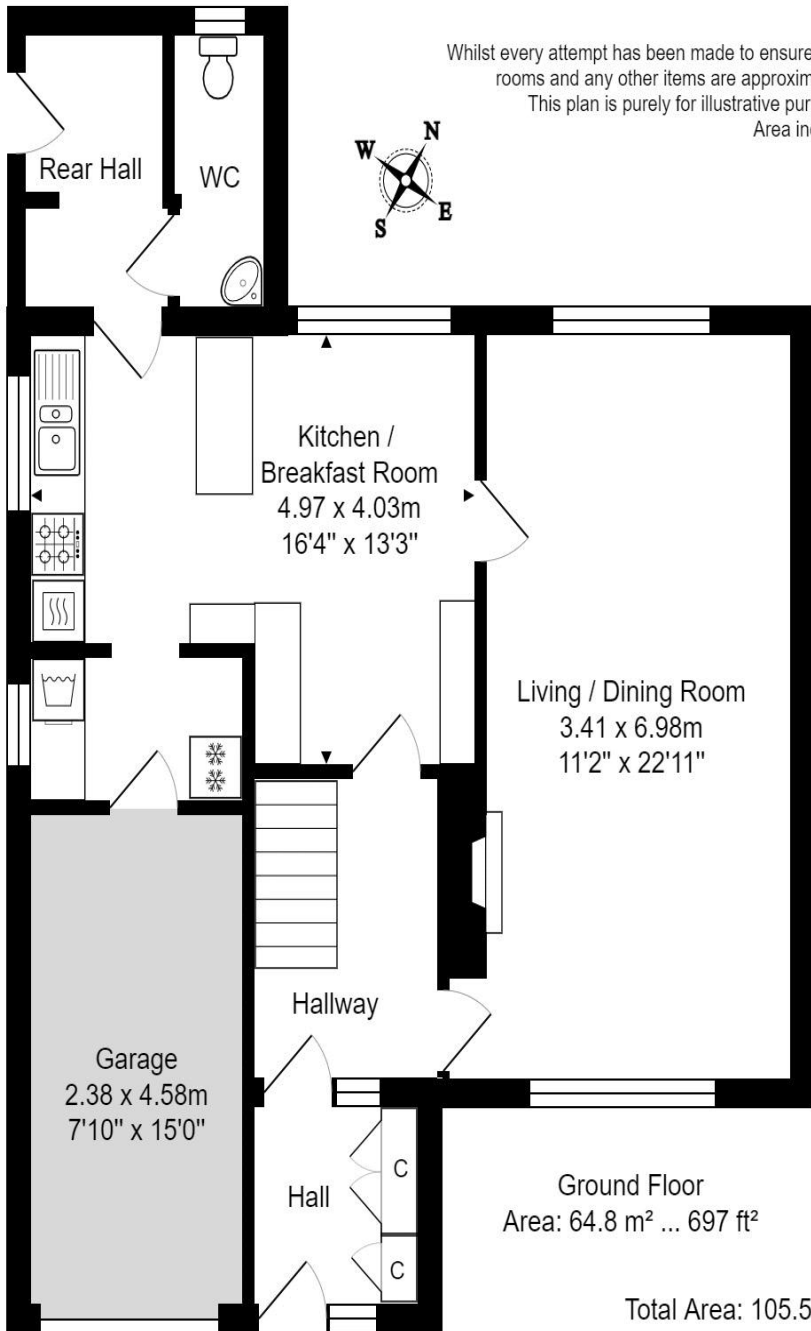
**1136 Sq Ft (105.5 Sq Mt)**

**Gas Central Heating**

**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



Total Area: 105.5 m<sup>2</sup> ... 1136 ft<sup>2</sup> (excluding garage)

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