



A Delightful Three Storey, Three Bedroom Townhouse. EPC Grade C



17 Manor Road

Bath

BA1 4BW

PRICE: £425,000

A three storey townhouse in a mews style, completed in 2007 and offering spacious and contemporary accommodation over three floors. Offered with vacant possession. Hall, open plan living, dining room and fitted kitchen with integrated appliances, underfloor heating and French doors onto the small two tier rear garden (Southerly aspect), cloakroom. On the first floor there are two bedrooms, bathroom and ensuite shower room, and with a good size double bedroom on the second floor. Manor Road is a no-through road with excellent pedestrian access to the Royal United Hospital and the shops in Weston Village as well as excellent local schools. This house also benefits from an allocated parking space.

Modern Townhouse

Three Bedrooms

Open Plan Living, Dining & Kitchen

Cloakroom

Bathroom & Ensuite

Gas Central Heating

1191 Sq Ft (110.6 Sq Mt) Excl Eaves Storage

Council Tax Band D £2155

Allocated Parking Space

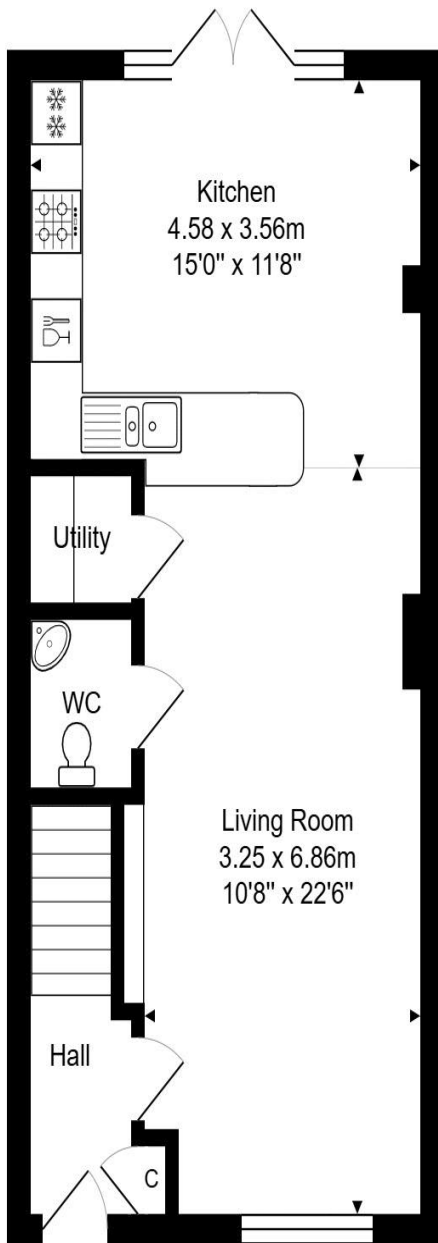
Enclosed Rear Garden

Freehold

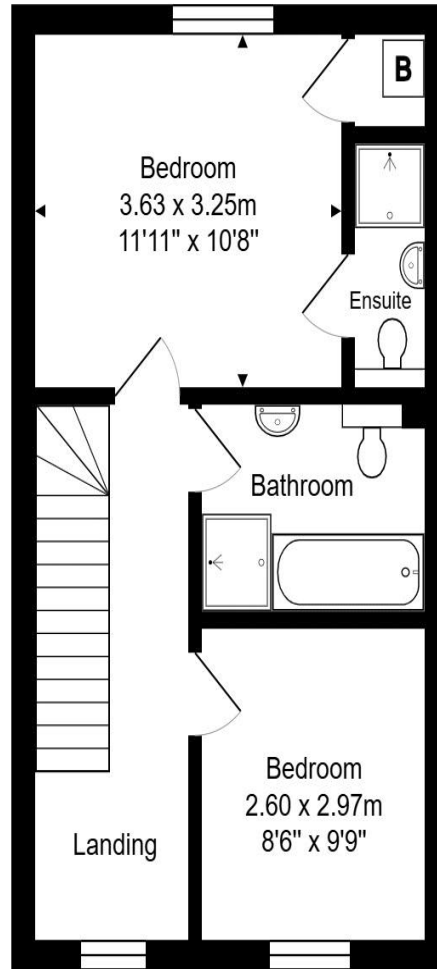
Quiet Cul-de-Sac

Vacant Possession

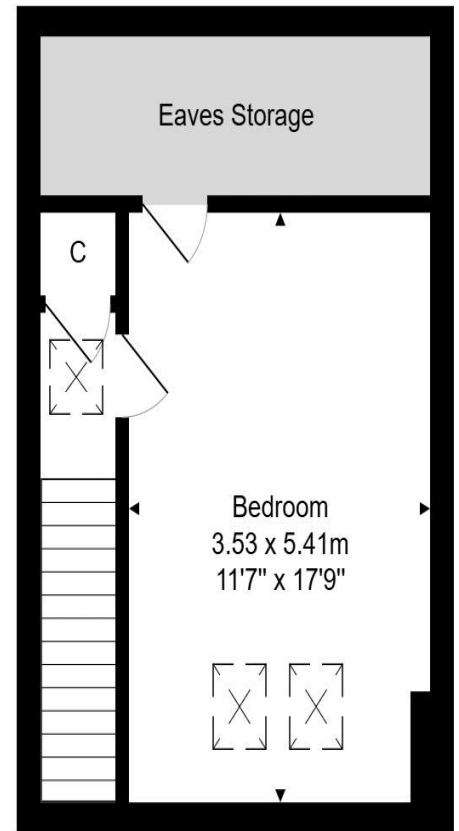




Ground Floor
Area: 47.7 m² ... 514 ft²



First Floor
Area: 38.1 m² ... 410 ft²



Second Floor
Area: 24.8 m² ... 267 ft²

Total Area: 110.6 m² ... 1191 ft² (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

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