



Weston, Bath

£470,000

**An Extended Four Bedroom End Terrace House. Popular Cul-de-Sac Location. EPC Grade C**



**42 Greenbank Gardens  
Bath  
BA1 4EE**

**PRICE: £470,000**

A well appointed, four bedroom, extended end terrace house in a popular Cul-de-Sac off Penn Hill Road and within walking distance of all the amenities in Weston Village as well as the RUH. Porch, open plan kitchen with integrated appliances, cloakroom, dining room with living room off as part of a recent extension. Upstairs there are three bedrooms and a bathroom with a fourth bedroom as part of a loft conversion. At the front there is generous parking for a large car with a new resin driveway, established rear garden, storage, at the bottom of the garden is a workshop/studio/office. A very impressive and beautifully presented home.

**End Terrace Solid Home**

**Four Bedrooms**

**Two Reception Rooms**

**Fitted Kitchen**

**Cloakroom**

**Bathroom**

**Workshop/Office**

**Freehold**

**Council Tax Band C £2014**

**1320 Sq Ft (122.6 Sq Mt)**

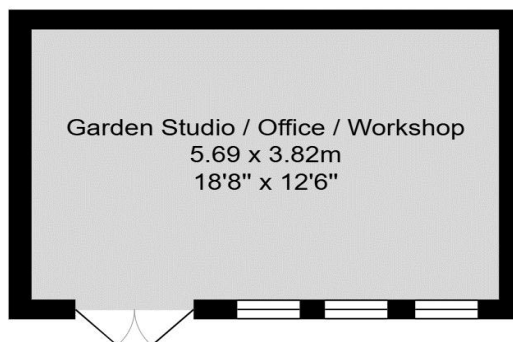
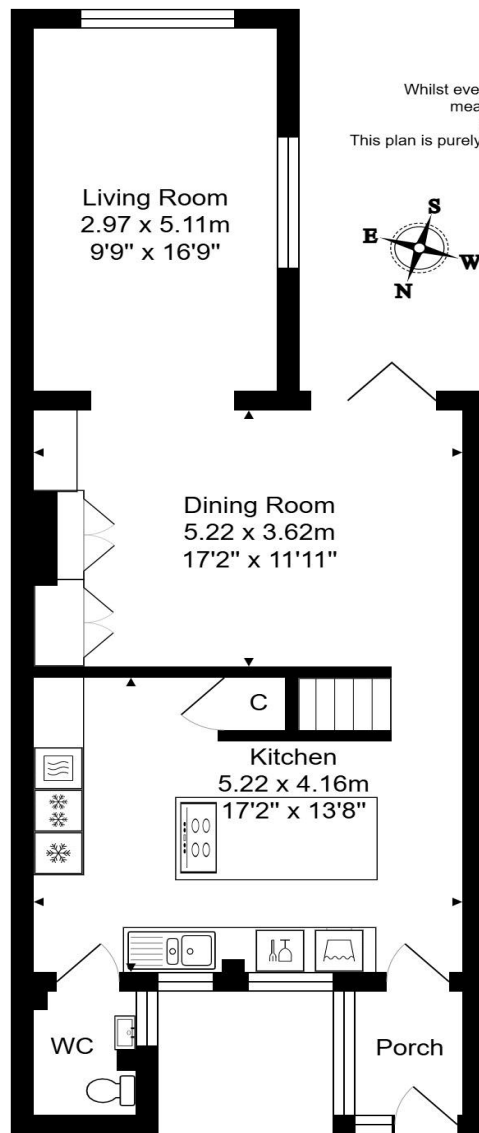
**Gardens & Parking**

**Stunning Presentation**

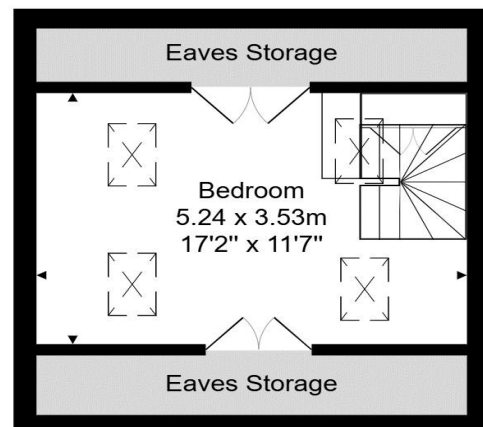
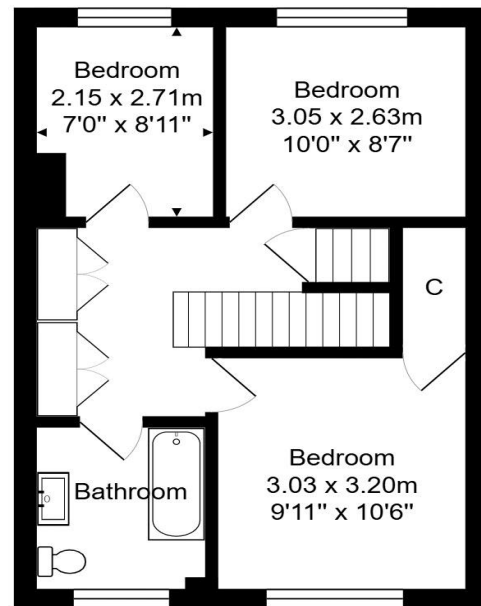




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)



Garden Studio / Office  
Area: 21.8 m<sup>2</sup> ... 234 ft<sup>2</sup>



Total Area: 122.6 m<sup>2</sup> ... 1320 ft<sup>2</sup> (excluding garden studio / office / workshop, eaves storage)

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