

9 RUSH HILL
ODD DOWN
BATH
BA2 2QN
£375,000

GREGORYS
EST. 1975



OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, POSITIONED ON THE SOUTHERN SLOPES OF THE CITY.

Benefitting from a well balanced arrangement over two floors, the property welcomes with a practical entrance porch leading through to the hall. From here, a full length lounge diner can be found & acts as an ideal entertaining/family space, boasting French doors overlooking the rear garden. To the rear of the ground floor a modern fitted kitchen sits, leading through to a conservatory. To the first floor, three bedroom can be found, two of which double in nature with the front aspect benefitting from views towards the picturesque Englishcombe. Finally, a contemporary three piece bathroom with shower over bath completes the internal arrangement.

Externally, the garden enjoys a private rear aspect and benefits from a westerly direction. A single garage can be found to the rear, whilst off street parking can be found in front of the garage. To the front aspect, an attractive front garden with mature shrubs & plants create an inviting first impression.

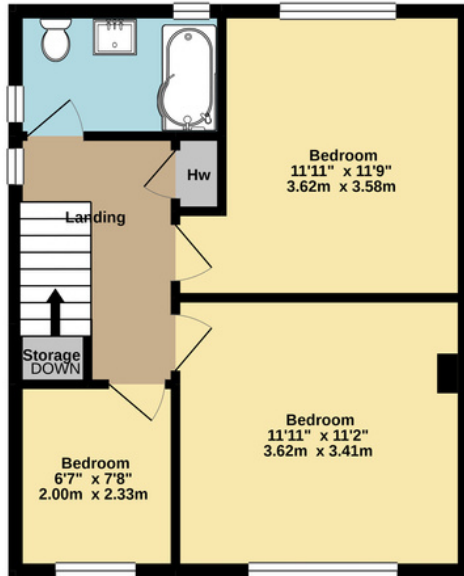
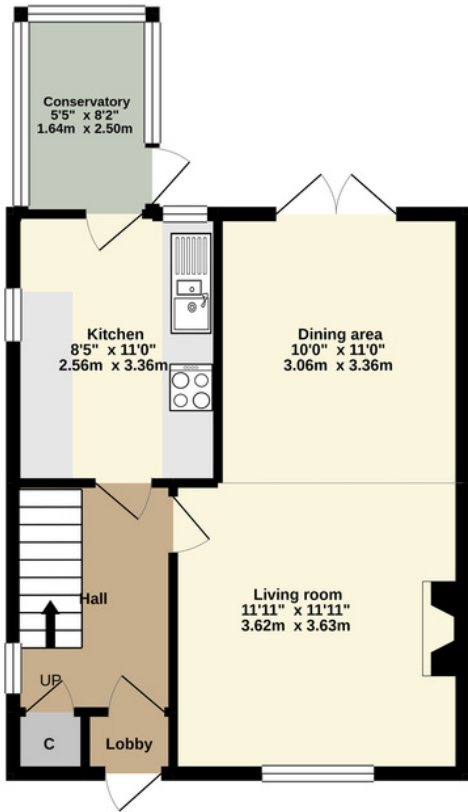
A welcomed offering to the market which comes highly recommended.





Ground Floor
462 sq.ft. (42.9 sq.m.) approx.

1st Floor
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

9 Rush Hill BATH BA2 2QN	Energy rating	Valid until:	29 March 2033
	D	Certificate number:	0500-6506-0222-4271-3773

Property type: Semi-detached house
Total floor area: 84 square metres

Rules on letting this property

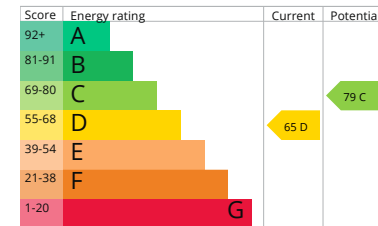
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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