



65 MARSDEN ROAD
SOUTHDOWN
BATH
BA2 2LQ
£365,000



GREGORYS
ESTATE AGENTS

Offered to the market with no onward chain can be found this smart, three bedroom property.

Located within this quiet cul-de-sac on the fringes of Bath, Southdown offers an array of convenient of shops and restaurants, beautiful open green spaces and highly regarded local schools. However the historic city of Bath is easily accessible, none more so that via public transport.

Internally the property has been extended over the years and now boasts spacious accommodation found over two floors. An entrance hallway provides the perfect entrance with a practical storage cupboard and with access to both the kitchen and living area. The kitchen can be found overlooking the front aspect and comprises a large selection of built in units with an abundance of storage on offer. To the rear of the property with views an direct access to the garden. A spacious lounge area leads to the extended part of the property, where the current occupier has utilised the area as a dining room and home office.

To the first floor can be found three bedrooms, all of which are generously proportioned with fitted wardrobes benefiting the two largest bedrooms. The family bathroom completes the accommodation and comprises a modern three piece white suite.

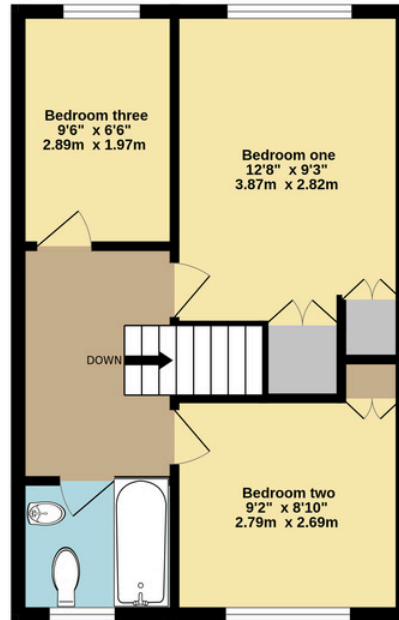
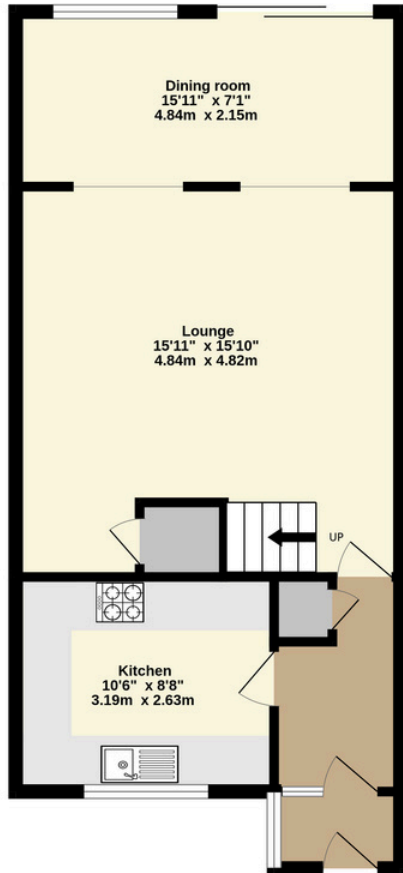
Externally the property benefits a block paved driveway, providing off street parking for two vehicles. To the rear aspect, a sunny, southerly rear garden can be enjoyed. A raised decked area provides far reaching views of the surrounding area, of which is directly accessed via the living room within the property. In addition a single garage can be found in a nearby block. A lovely property, perfect for any young couple or family alike.





Ground Floor
508 sq.ft. (47.2 sq.m.) approx.

1st Floor
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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



65, Marsden Road, BATH, BA2 2LQ

Dwelling type: Mid-terrace house
Date of assessment: 25 July 2016 25
Date of certificate: July 2016

Reference number: 2658-5072-7203-4066-2930
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

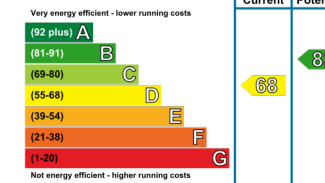
Estimated energy costs of dwelling for 3 years:	£ 2,394
Over 3 years you could save	£ 384

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 189 over 3 years	
Heating	£ 1,632 over 3 years	£ 1,563 over 3 years	
Hot Water	£ 399 over 3 years	£ 258 over 3 years	
Totals	£ 2,394	£ 2,010	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 96	✓
2 Low energy lighting for all fixed outlets	£55	£ 153	✓
3 Solar water heating	£4,000 - £6,000	£ 135	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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