



96 FROME ROAD
ODD DOWN
BATH
BA2 2PP
£295,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS WELL PRESENTED TWO BEDROOM MID TERRACE HOME, SITUATED IN A POPULAR RESIDENTIAL AREA NEARBY A RANGE OF CONVENIENT LOCAL AMENITIES.

Found on the Frome Road to the south of the city, the property is served by excellent nearby bus routes into Bath City Centre & both universities, as well as being within walking distance of Odd Down Playing Fields & Cycle Track.

The property offers a well balanced arrangement, benefitting from comfortable room proportions throughout, sure to appeal to many. The home welcomes with an entrance porch, opening into the full width lounge that sits to the front aspect, whilst to the rear of the ground floor, a bright kitchen diner can be found, benefitting from ample worktop space & fitted units. Upstairs, the property offers two double bedrooms, with the primary bedroom benefitting from a generously sized fitted storage cupboard. Finally, completing the internal offering is a neutral three piece shower room.

Outside, the rear garden benefits from a southerly aspect and enjoys enviable privacy from neighbouring properties. The garden is mainly laid to lawn, and features a decked area perfect for alfresco dining, enclosed with boundary fencing and offering gated rear access.

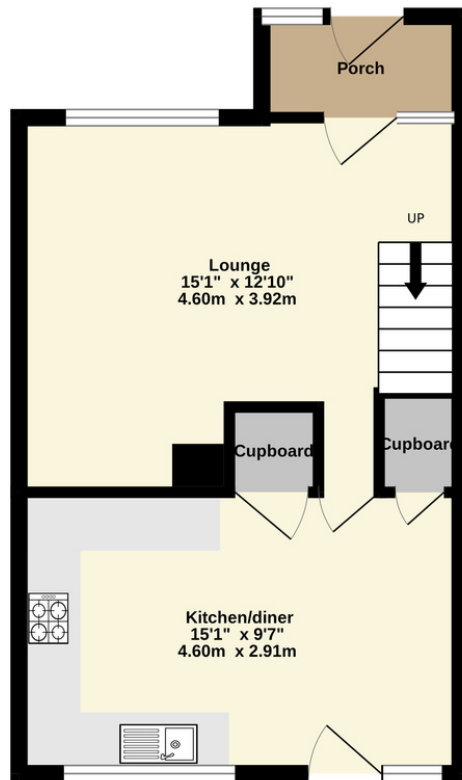
In our opinion, this property makes an excellent first time buy for those looking to get onto the property ladder, or a well-considered investment purchase lending itself to both the private & student rental market.

An early viewing comes highly recommended.

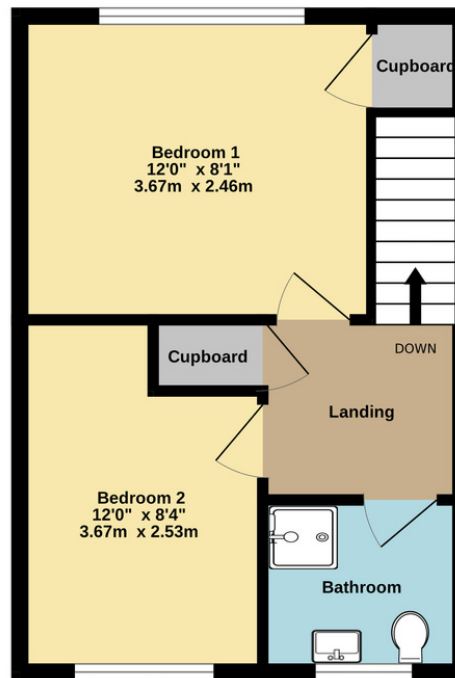




Ground Floor
359 sq.ft. (33.4 sq.m.) approx.



1st Floor
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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.
Made with Metropix ©2025

Energy performance certificate (EPC)

96, Frome Road BATH BA2 2PP	Energy rating C	Valid until:	12 March 2029
		Certificate number:	8671-7327-6440-9329-1996

Property type: Mid-terrace house
Total floor area: 64 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 C. It has the potential to be B.

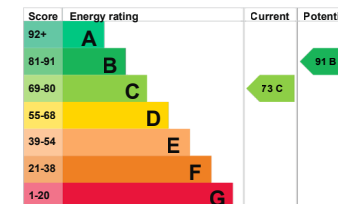
[See how to improve this property's energy efficiency.](#)

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



GREGORYS
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

