



111 Hansford Square

Combe Down, Bath, BA2 5LL

Asking Price £625,000



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Entrance Hall

UPVC Double Glazed Door to Front. Under Stairs Cupboard. Radiator. Cupboard Housing Gas Meter and Fuseboard. Doors to Lounge, Dining Room and Kitchen. Stairs to First Floor. Bulkhead Light Fitting. Carpet Flooring.

Lounge

UPVC Double Glazed Bay Windows to Front. Gas Fire. Radiator. Pendant Light Fitting. Carpet Flooring.

Dining Room

Double Glazed Patio Doors to Rear Garden. Radiator. Serving Hatch. Gas Fire. Carpet Flooring. Pendant Light Fitting.

Kitchen

Double Glazed Window to Rear. Door to Side Entrance and Door to Hallway. Fitted Kitchen with Wall and Base Units. Stainless Steel 1.5 Bowl Sink and Drainer. Roll Edged Work Surfaces and Splashbacks. Electric Cooker Point. Plumbing for Dishwasher. Space for Fridge/Freezer. Radiator. Vinyl Flooring. Strip Light Fitting.

Utility Area/Lean To

UPVC Roof. Stone/Wood Construction adjoining Garage and Kitchen. Concrete Flooring. Plumbing for Washing Machine.

Garage

Power and Lighting. Concrete Flooring. Door to Front.

Landing

Stairs from Ground Floor. Loft Access. Carpet Flooring. Light Fitting.

Bedroom 1

Double Glazed Bay Window to Front. Built in Wardrobes. Radiator. Carpet Flooring. Pendant Light Fitting.

Bedroom 2

Double Glazed Window to Rear. Built in Wardrobes and Cupboards - One Housing Worcester CH Boiler. Radiator. Carpet Flooring. Pendant Light Fitting.

Bedroom 3

Double Glazed Window to Rear. Radiator. Built in Cupboard. Carpet Flooring. Pendant Light Fitting.

Bedroom 4

Double Glazed Window to Front. Velux to Rear. Carpet Flooring. Pendant Light Fitting.

Family Bathroom

Double Privacy Glazed Window to Front. Bath with Shower Over. Tiling to Wet Areas. Wash Hand Basin. Low Level WC. Bulkhead Light Fitting. Vinyl Flooring.

Parking

Off Street Parking to Front.

Front Garden

Path to Front Door. Driveway. Lawn with Headges/Walls Bordering. Borders with Shrubs/Bushes and Flowers.

Rear Garden

Laid Mainly to Lawn. Borders with Shrubs, Flowers. Trees. Outside Tap.



A map snippet from Google Maps showing a location marked with an orange pin. The pin is situated near a road labeled "Entry Rise". The Google logo is visible in the bottom left corner, and the text "Map data ©2025" is in the bottom right corner.

Floor 0

- Living Room: 12'4" x 12'4" (3.77 x 3.78 m)
- Dining Room: 12'11" x 12'4" (3.96 x 3.77 m)
- Kitchen: 9'0" x 8'4" (2.77 x 2.55 m)
- Utility Room: 9'10" x 5'3" (3.00 x 1.62 m)
- Hallway: 13'9" x 5'10" (4.20 x 1.50 m)
- Front Porch: 15'10" x 7'9" (4.83 x 2.38 m)

Floor 1

- Bedroom: 12'10" x 12'6" (3.92 x 3.83 m)
- Bedroom: 12'11" x 12'5" (3.95 x 3.78 m)
- Bedroom: 9'0" x 8'3" (2.75 x 2.53 m)
- Bedroom: 15'4" x 7'1" (4.69 x 2.18 m)
- Bathroom: 6'10" x 5'11" (2.03 x 1.57 m)
- Landing: 7'3" x 2'10" (2.23 x 0.88 m)

Approximate total area⁽¹⁾

1198.56 ft²
111.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Please contact our Aquarius Homes Office
on 01225 840007 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current Potential

83

62

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current Potential

83

62

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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