

Waller Gardens Lansdown | BATH



15 WALLER GARDENS, LANSDOWN, BATH, BA1 9DJ PRICE £585,000



Summary

A delightful light and airy, 3 bedroom semi detached modern family home presented in excellent condition and situated in a highly residential area. This family house has a bathroom, ensuite and a downstairs WC. Off the Kitchen/Breakfast room there is a small but handy Utility room. Outside there are gardens to the front and rear. The sunny south west facing rear garden is landscaped and well maintained and offers a sunny aspect all within neat fenced borders. There is an attached garage and off street parking for 2 cars. **Location**

Waller Gardens is very conveniently located in the popular Lansdown area, close to open spaces including a playground for children and Lansdown playing fields which is a short drive away. On the development itself there is the Abbot Alphege Academy Primary school and a Spar convenience shop. There are further excellent schools also close by including the Royal High and Kingswood school. Nearby sporting facilities including Lansdown Tennis/Squash Club and Lansdown Golf Club, as well as the Bath racecourse. The property is within reach of wonderful walks through open countryside, whilst also being accessible to the World Heritage City of Bath. The City offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops along with its Georgian architecture and Roman heritage. The property has access to the M4 and Bath Spa railway station.



- 3 bedroom semi detached
- Modern "Bloor Homes" family residence
- Well proportioned rear garden with sunny aspect
- Garage with driveway offering further off street parking
- Sought after Lansdown area

- Bathroom, ensuite and downstairs cloakroom
- Access to excellent local schools
- South-west facing rear garden
- Desirable location with outstanding wonderful local walks
- EPC rating B



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FURTHER INFORMATION

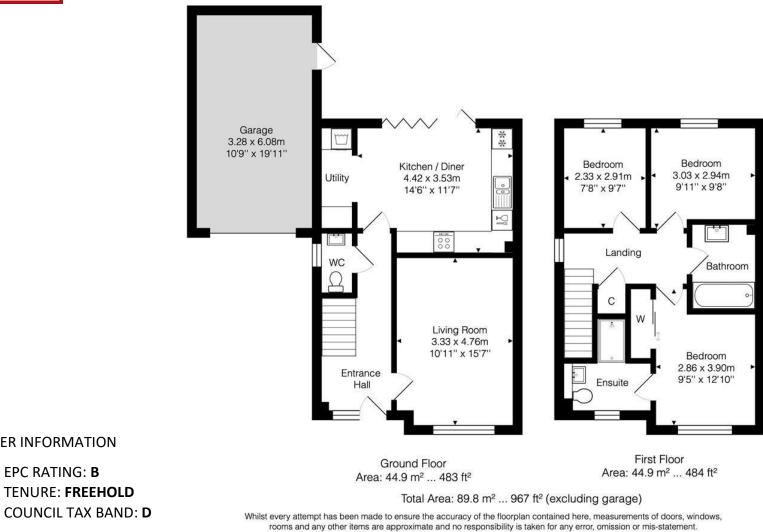
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EPC RATING: B

TENURE: FREEHOLD



This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.epcassessments.co.uk

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