



**NASH
& CO**

Waller Gardens
Lansdown | BATH



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

nashandcobath.co.uk

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Ground Floor
Area: 44.9 m² ... 483 ft²

First Floor
Area: 44.9 m² ... 484 ft²

Total Area: 89.8 m² ... 967 ft² (excluding garage)

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 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

FURTHER INFORMATION

- EPC RATING: **B**
- TENURE: **FREEHOLD**
- COUNCIL TAX BAND: **D**

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.