

hunter french





Worcester Park, Larkhall, Bath, BA1 6QU – £320,000

Quietly tucked away just a stone's throw from lively Larkhall Village High Street, this 2-bedroom ground floor flat, offers plenty of living space, low maintenance private garden and off-street parking. This delightful property comes to market with no onward chain.

Situated on the ground floor of a converted 1960's home, this delightful property offers an exciting opportunity for its new owners to put their stamp on it. A well-planned layout, comprising a welcoming entrance hall leading into the bright and airy sitting room, featuring an electric fireplace and sliding doors leading into conservatory. The galley kitchen is well designed, with wall and base units providing plenty of storage, an electric hob, stacked oven and grill, space for fridge freezer plus a handy storage cupboard. The bedrooms are located off the hallway/kitchen along with the bathroom comprising a 3-piece suite. Extended to the rear, the conservatory offers a bright and peaceful retreat, with double doors stepping into the garden and could be used as a dining room.

Externally, the patioed rear garden offers a southerly aspect, easy and low maintenance for pots and plants with a handy storage shed and side access. To the front there is a driveway providing handy off-street parking.

This property is nestled just a stone's throw for the desirable Larkhall village, only 2 miles from Bath city centre, combining charm with convenience. Larkhall is vibrant and popular with local residents. Larkhall has a wide range of amenities including an independent bookshop, an excellent butchers, lovely cafes and delicatessens, a hardware store, a small supermarket, a convenience store with post office, a choice of public houses, an independent theatre, and Alice Park which is a real hub for outdoor community and family events. The area is well-served by excellent local schools, including St Stephen's, St Saviour's, and St Mark's Secondary School, with independent schools such as Royal High and Kingswood also within easy reach. There are regular bus links into Bath, and it is an almost flat 10-minute walk into the city centre.

For those that need to commute it is approximately 10 miles from Junction 18 of the M4 Motorway (M4) for access to London, Bristol and the Southwest. Bath Spa Railway station offers a high-speed train service into London Paddington which takes just 90 minutes.

Additional Information:

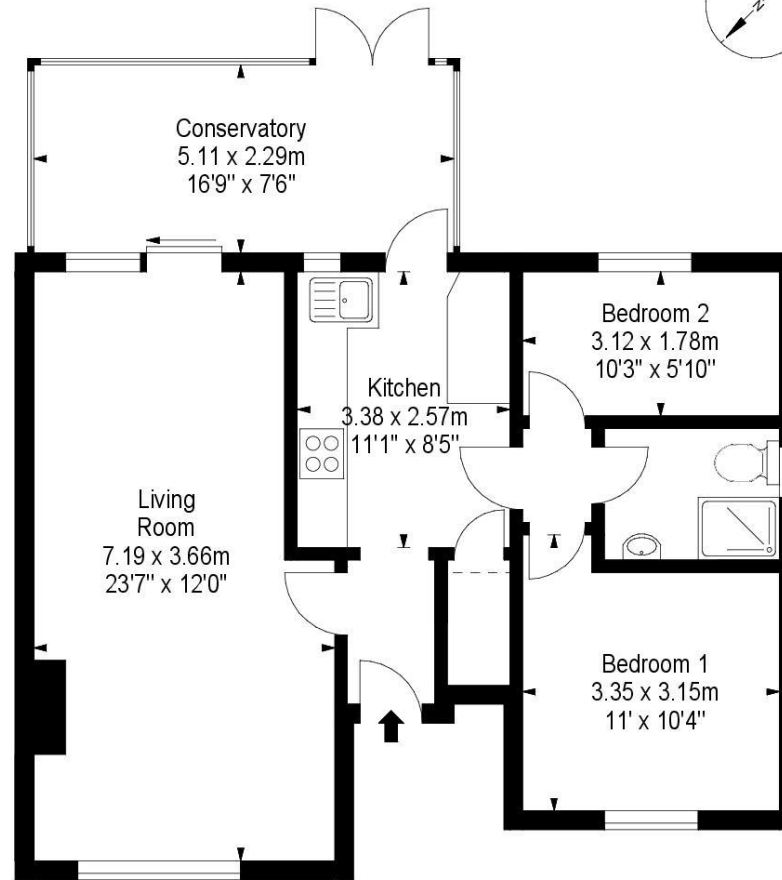
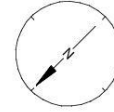
EPC Rating: C (Potential C)

Council Tax Band: B

Tenure: Leasehold (Ask agent for further details)

Mains Gas / Mains Water / Mains Drainage

Approx. Gross Internal House Area *
71.25 M² - 767 Ft²



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

*** As Defined by RICS - Code of Measuring Practice**