

Wisdén
Homes



6, Hansford Close, Bath. BA2 5LW

Guide Price: £575,000



3 bedrooms



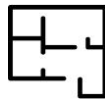
Bathroom and WC



Large, southerly level gardens



Driveway parking



1163 Sq. ft. / 108 Sq. m.

The Property

- Charming 3-bedroom, semi-detached home
- No onward chain
- Lovely, mature level gardens with southerly aspect.
- Driveway parking
- Cul-de-sac position
- Excellent refurbishment potential

The Location

- Desirable Come Down location
- Good road access to Bath and Bristol
- Semi-rural walks available nearby including Entry Hill golf course parkland
- Sainsburys – just 0.4 miles walk
- Combe Down village just 1 mile
- Combe Down and Mulberry Park
- Primaries, and Ralph Allen, Hayesfield, Beechen Cliff and St Gregory's secondaries nearby





The Property: With no onward chain, this spacious and attractive, 3 bedroomed semi-detached home is ready for modernisation and potential extension (subject to building and planning regs) to make into a wonderful family home.

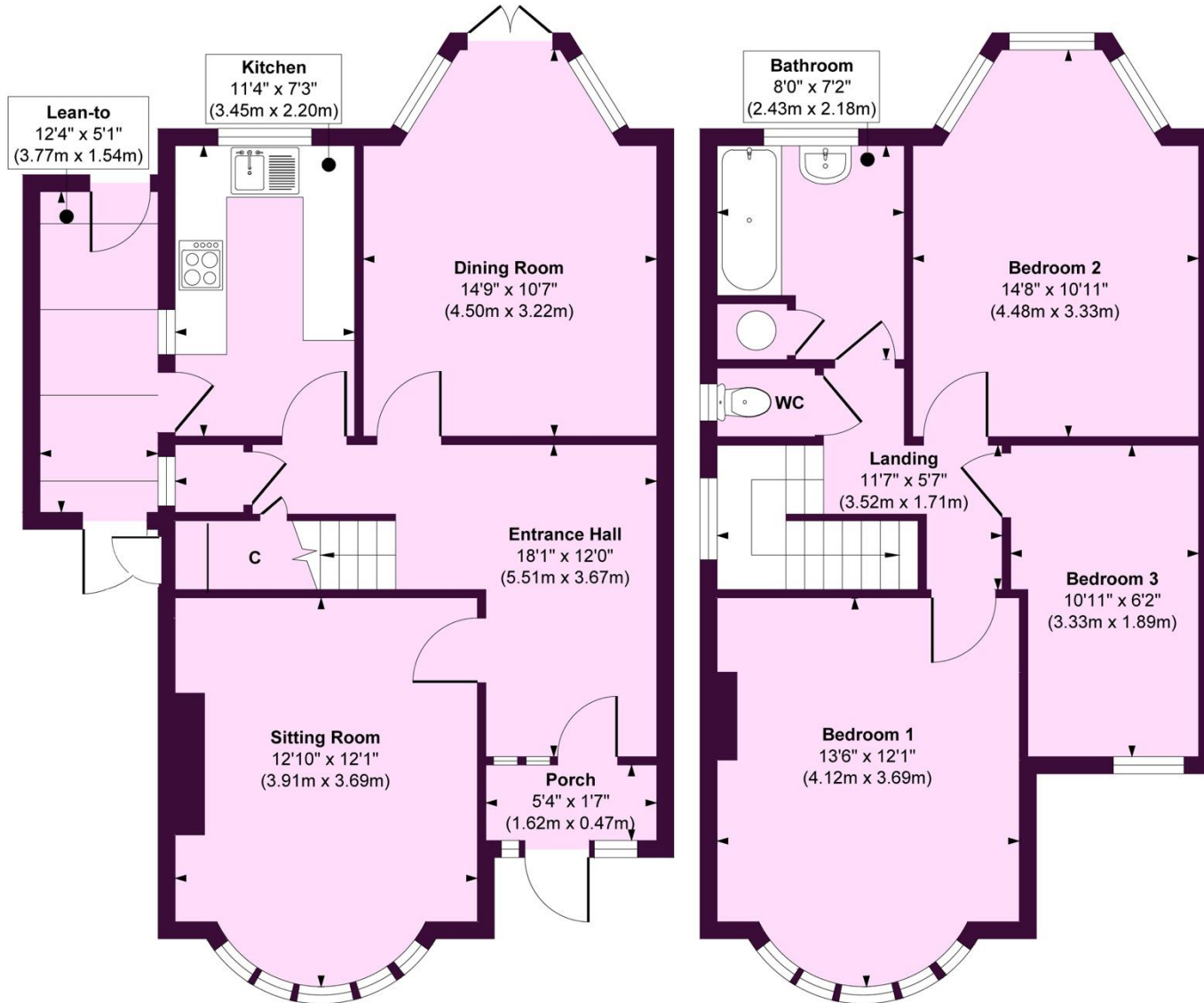
Ground Floor: We begin with a spacious hallway opening to good-sized sitting room and dining room. There is a traditional kitchen with basic storage units and from here an older style lean-to accesses both front and rear gardens.

Upstairs: Here the landing opens to 3 bedrooms and bathroom. Bedrooms 1 and 2 are generous double rooms with bow window and bay window respectively whilst bedroom 3 is a front single room. The bathroom has a panelled bath with electric shower, and basin and there is a separate cloakroom, alongside.

Outside: There are lovely, level gardens at the property. The front garden (30' x 30' approx.) features driveway parking, lawn and mature flower borders whilst the southerly rear garden (105' x 30' approx.) begins with a patio leading to a larger lawn and past hedging to a generous rear dug-over vegetable patch. To the rear are 2 garden sheds and there are a variety of flowering shrubs.



The property is fitted with double glazing, night storage heaters and an electric immersion tank for hot water.



Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: From the Churchill Bridge roundabout. Take the A367 to Bear Flat and fork left onto Entry Hill. Near the top turn right onto Entry Rise and left onto Hansford Square. Take the 3rd left to Hansford Close and the property is on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Energy efficiency chart



Approx. Gross Internal Floor Area 1163 sq. ft / 108.10 sq. m
 Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.
 This plan is for illustrative purposes only and is not drawn to scale.
 Produced by Elements Property