



53, Stonehouse Lane, Bath. BA2 5DW

Guide Price: £475,000



4 bedrooms



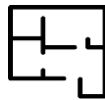
2 bathrooms



Front and rear gardens



Off-street parking
space



1069 Sq. ft. / 99.5 Sq. m.



The Property

- 4-bedroom semi-detached home
- No onward chain
- Ready for refurbishment
- Ground floor bedroom and wet room extension
- Off street parking with potential to enlarge

The Location

- Popular cul-de-sac position
- Easy access to Combe Down village
- Lovely walks nearby on Bath Skyline
- Combe Down Primary School and Mulberry Park School – 0.4 miles
- Ralph Allen Scholl – 1 mile
- Prior Park College - 0.5 miles



Description: This extended, semi-detached home has the benefit of no-onward chain, good-sized reception rooms and is ready for refurbishing to create an excellent family home. It is situated on a very sought-after cul-de-sac close to popular schools, semi-rural walks nearby cafes and shops.

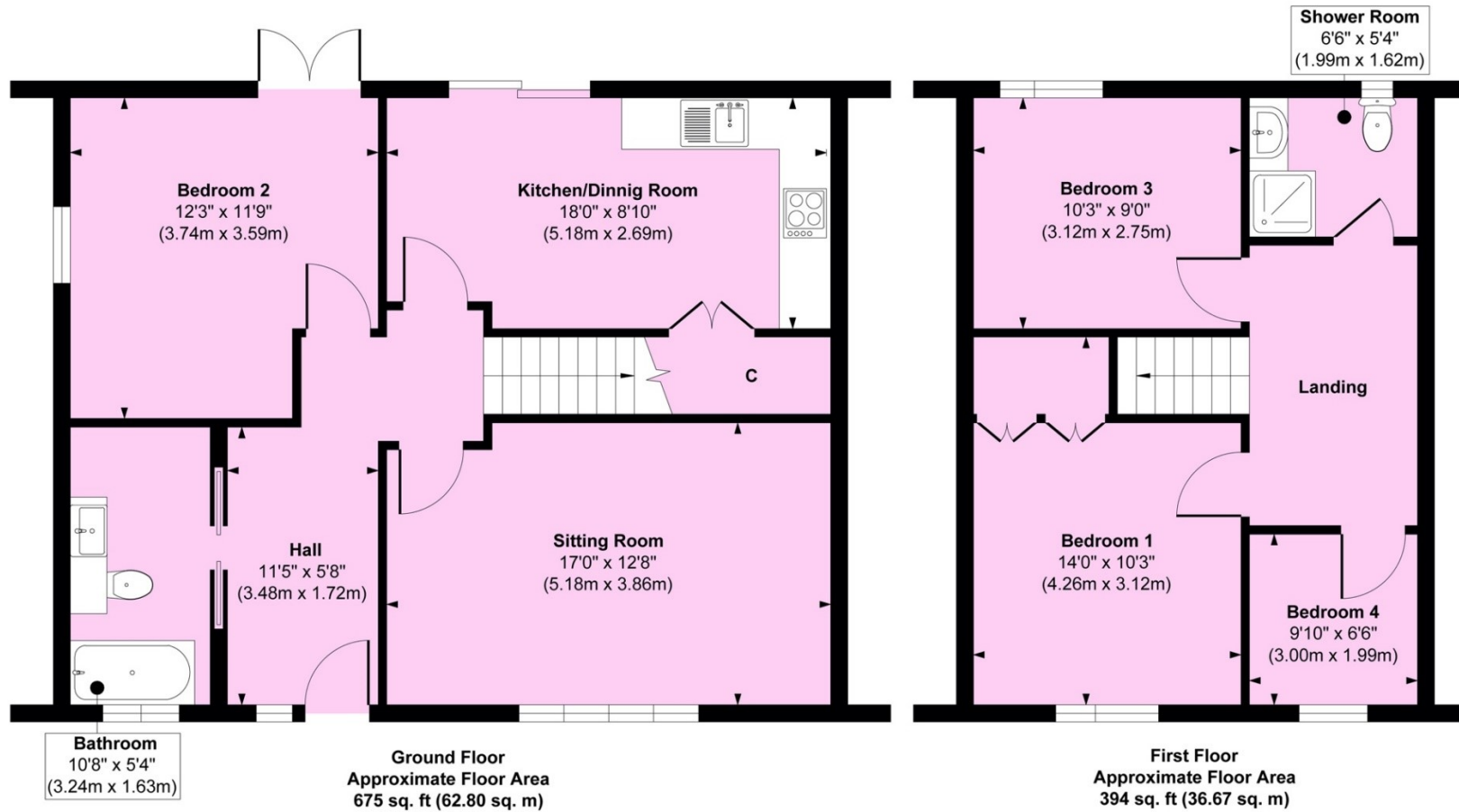
Ground floor: We begin with the entrance hall which opens to the extended ground floor double bedroom (ideal for owners needing a bedroom and bathroom with easy, ground floor access). Alongside is a spacious bathroom with panelled bath, WC and handbasin.

The kitchen/dining room is a good size and ready for refitting, with basic kitchen units and patio doors to the garden whilst the sitting room is also very spacious with double glazed windows to the front

First Floor: Upstairs there are 3 bedrooms, a good double, smaller double and single room as well as a small, basic shower room. The landing has hatched access to the spacious attic void.

Outside: The gardens are ready for overhaul and development. There is a driveway and lawn to the front and side with potential for a much bigger parking provision. The rear garden has patio and lawn and is ready for cutting back and refencing and Combe Down Rugby Football Ground is situated behind.





APPROX. GROSS INTERNAL FLOOR AREA 1069 SQ. FT / 99.47 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

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 proceed up the A367 Wellsway and above Bear Flat, fork left onto Entry Hill. At the T-junction turn left onto Bradford Road and then sixth left onto Stonehouse Lane (opposite Westerleigh Road). Proceed around the corner and the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

