



# ASPIRE

— TO MOVE —



## Gloucester Road, Bath, BA1

Video and physical viewings available. A three bedroom, Semi detached house, located in the Larkhall area. Available early July, and offered unfurnished.

The property is located on Gloucester Road, to the east of Bath city centre. Local shops can be found in Larkhall, 0.4 miles away. Alice park is located 0.1 miles away.

**£1,595 Per month**

# Gloucester Road, Bath, BA1

- New flooring and painting being completed
- Off street parking
- Council Tax Band D
- Unfurnished
- Courtyard garden
- Holding deposit - £368
- Ideally suit a small family or couple
- Available immediately

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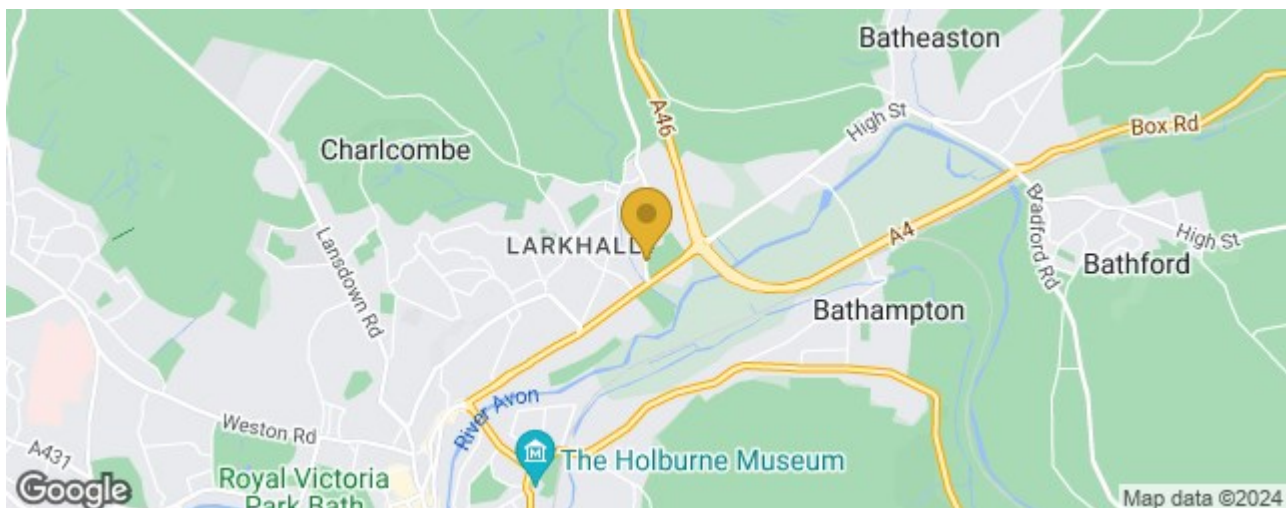
The property is located on Gloucester Road, to the east of Bath city centre. Local shops can be found in Larkhall, 0.4 miles away. Alice park is located 0.1 miles away.

On the ground floor there are two reception rooms and the kitchen. The kitchen has base and wall units, cooker, hob, extractor, fridge/freezer and washing machine. The dining room has space for a dining table and chairs and can be closed off with sliding doors. The living room offers views out onto the front courtyard. Upstairs there are three bedrooms . Two of these bedrooms are doubles and the third is a small single. This could be used as a children's bedroom or study. The bathroom has shower over bath, WC and sink. There is also a separate WC on the ground floor.

At the front of the property is a patio/courtyard garden. One off road parking space and on street parking, non permitted.

The property would best suit a couple or small family. Pets considered at landlords discretion.

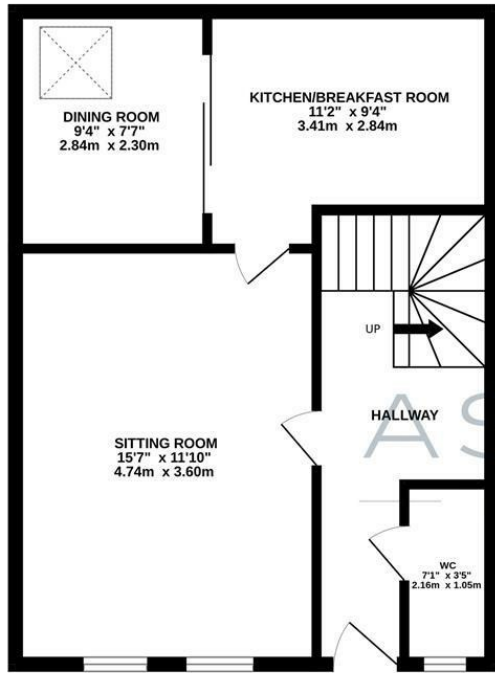
Council tax band D: £2107.05





# Floor Plan

**GROUND FLOOR**  
481 sq.ft. (44.7 sq.m.) approx.



**1ST FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



43A GLOUCESTER ROAD, BATH

TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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