



ASPIRE

— TO MOVE —



Fairfield Park Road, Bath, BA1

Video and physical viewings available. Three bedroom terraced house located in Fairfield Park, Bath. The property is available early December and is offered unfurnished.

Fairfield Park is located to the North East side of Bath. Fairfield Park Road provides good access into the city centre which is 1.7 miles. The popular area of Larkhall and its high street is 0.6 miles away. There is a bus stop 0.1 miles away with access to bus routes 6 and 6a.

£1,800 PCM

Fairfield Park Road, Bath, BA1

- Video viewing available
- 12 month contract
- Council tax band: C - £1,968.48
- Three bedroom house
- Unfurnished
- Holding deposit - one weeks worth of rent - £415.00
- Available December 2025.
- On street parking

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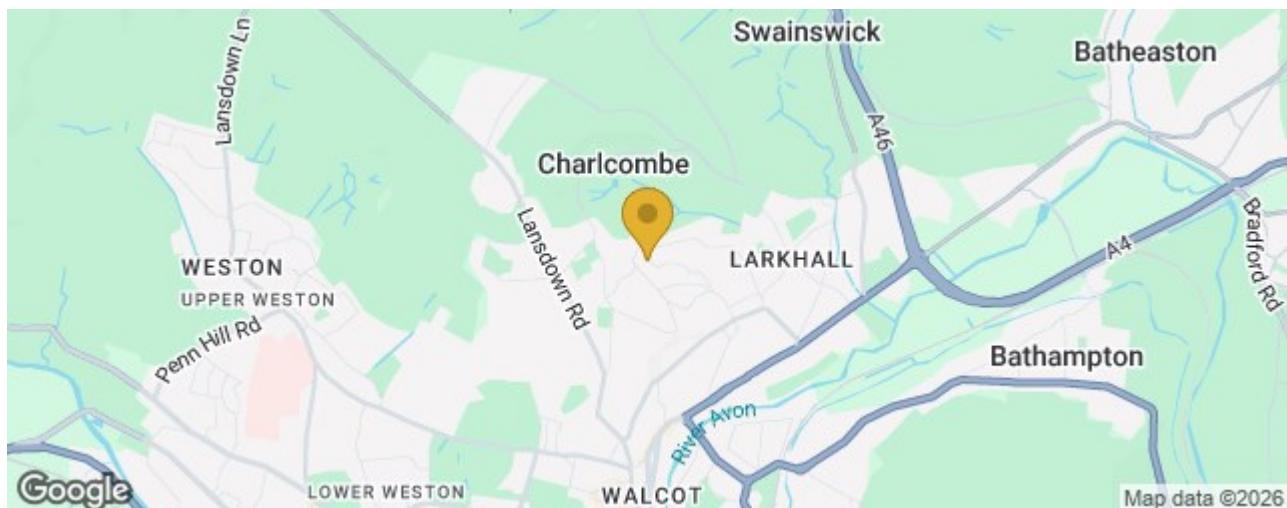
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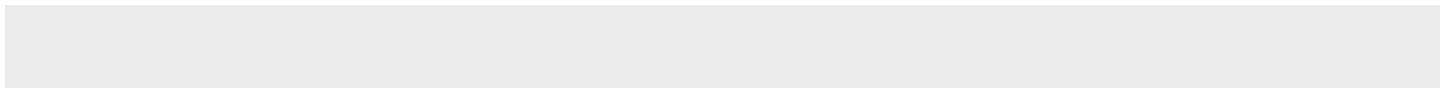
Steps lead up to the property and there is a porch at the front of the building. Downstairs there is a living room with bay window, there is space for sofa, coffee table and chair. To the rear of the property there is a kitchen/dining room, and utility room with sink and WC. The kitchen has base and wall units, smeg cooker with induction hob and integrated fridge/freezer, washing machine and dishwasher. Upstairs there are three bedrooms. Two of the bedrooms are doubles and the third a single, this room could be used as a study or child's bedroom. The bathroom has shower over bath, WC and sink.

To the rear of the property is a garden. There is a small courtyard area with steps that lead up to a tiered garden. There are two tiers of grass and a patio area on the third tier.

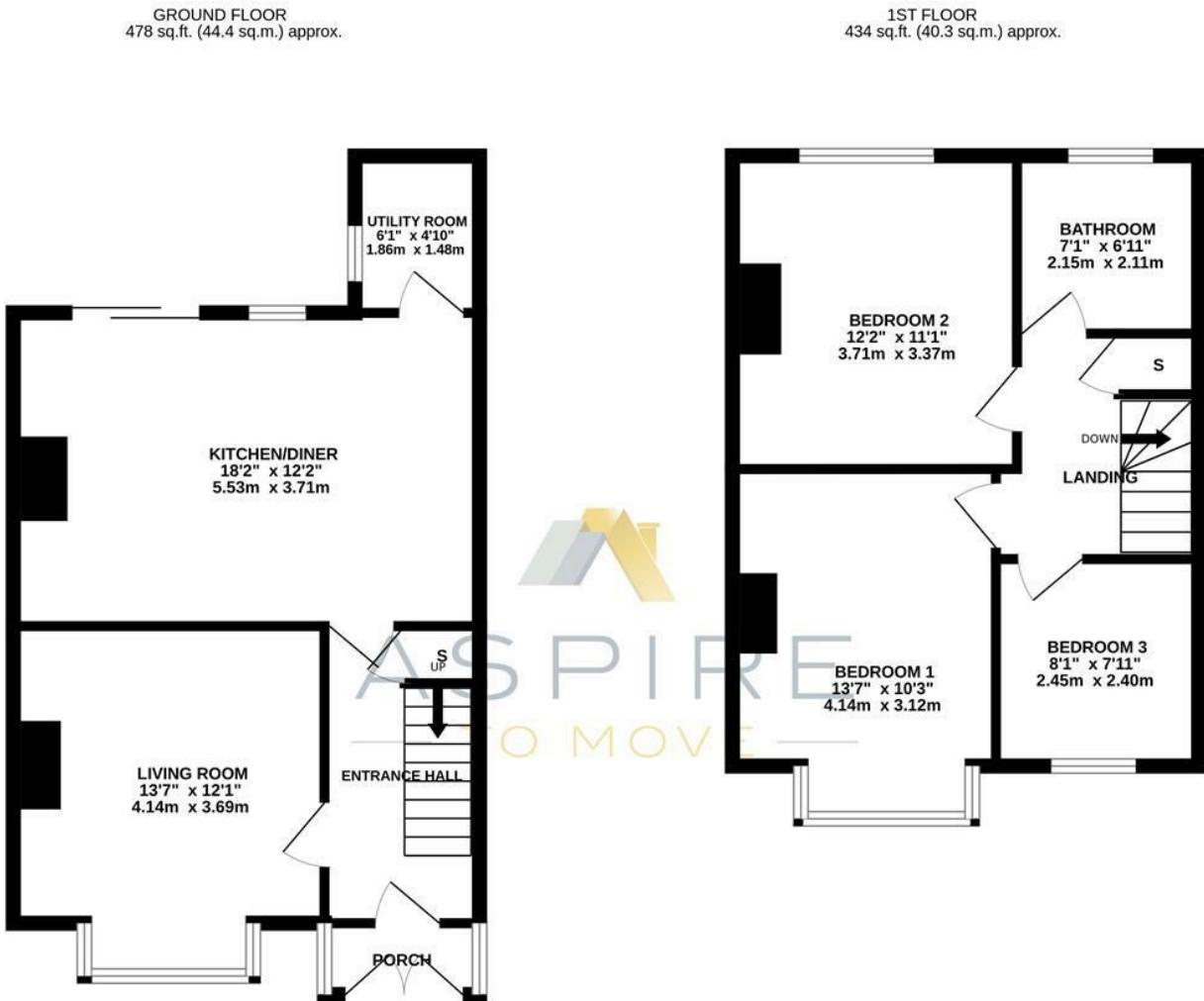
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Floor Plan



FAIRFIELD PARK ROAD, BATH, BA1

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC