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Offers Over £325,000

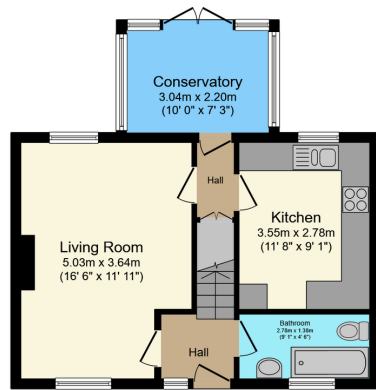
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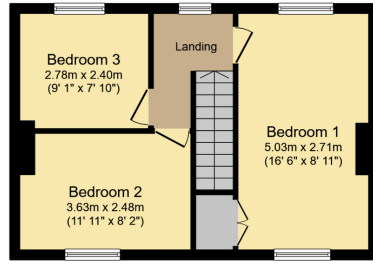
A lovely semi-detached family home in a popular cul-de-sac off Newbridge Road. The accommodation is arranged over two floors and includes entrance hall, living room, kitchen/dining room and bathroom. Upstairs there are three bedrooms. The gardens to the rear have a Southerly aspect.

The property is handy for the local shops in Chelsea Road including a bakery, two convenience stores, hardware shop, takeaway, Thai restaurant, cafe, a well stocked greengrocer, delicatessen and top of the range bicycle shop. The Royal United Hospital is close at hand and the city centre is approximately one and a half miles away, Newbridge Primary school is close by. Bath itself offers a fantastic range of restaurants, shops and cultural opportunities including the Thermae Spa, Theatre Royal, Pump Rooms, and the Abbey amongst others. The Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible via Lansdown lane to junction 18, as is the A4 to Bristol.





Ground Floor
Floor area 44.6 sq.m. (480 sq.ft.)



First Floor
Floor area 37.3 sq.m. (402 sq.ft.)

TOTAL: 81.9 sq.m. (882 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.ie

- Gas Central Heating
- South Facing Garden
- Three Bedrooms
- Kitchen/ Breakfast Room
- Semi Detached House
- Cul-de-Sac Location
- Bathroom
- Conservatory
- Sitting Room
- Please Quote Reference RM0334



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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