



The Old Surgery, 27 Bradford Road, Bath, BA2 5BL
Offers In Excess Of £1,150,000



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Bath, BA2 5BL

- Fully refurbished 4 bedroom family home in popular village
- Sitting room, library/snug and study, utility area and downstairs WC
- Three further bedrooms
- Attractive landscaped, west-facing garden to rear with entertaining terrace
- Large loft with Conversion Potential
- Contemporary styled open-plan kitchen/living area with bi-fold doors
- Principal bedroom with en suite shower room
- Spacious luxury family bathroom and additional family shower room
- Driveway parking
- Energy efficient with solar panels. EPC rating tbc

An immaculately presented four-bedroom family home, fully refurbished, with spacious west-facing garden in the sought-village of Combe Down on the southern edge of Bath. Built in 1949 and extensively modernised recently to an exceptional standard, this beautiful four-bedroom detached residence perfectly balances timeless character with contemporary living. Situated in the highly desirable village of Combe Down, just a couple of miles from Bath city centre, the property offers spacious, high-spec interiors, landscaped outdoor space, and superb local amenities—making it an ideal family home.



Location

Key Facts





Directions

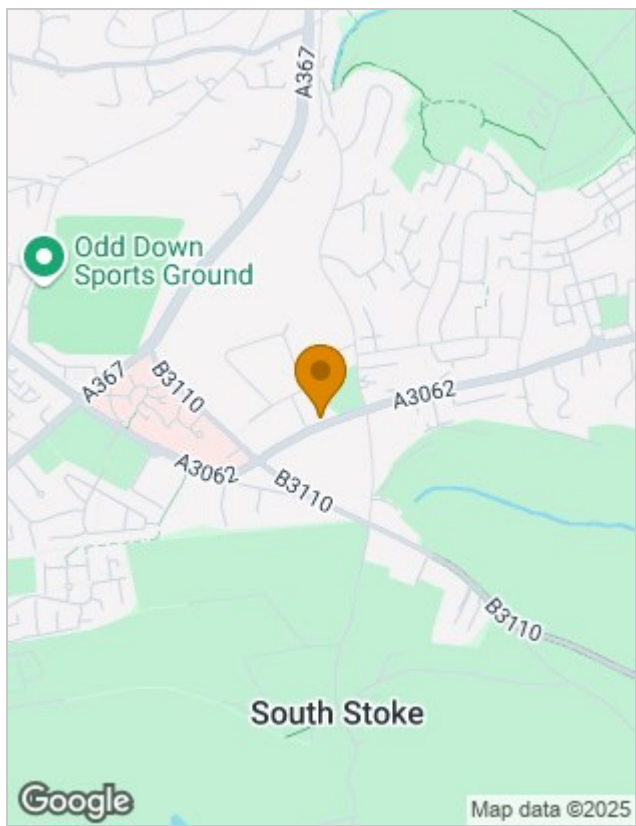





Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Bath Office on 01225 904999

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

4 Queen Street, Bath, BA1 1HE

Tel: 01225 904999 Email: sales@petergreatestex.co.uk <https://www.petergreatestex.co.uk/>