



Langdon Road, Bath
£300,000



55 Langdon Road

Bath, BA2 1LT

The Property

A modern two bedroomed semi detached house situated in a popular residential location, benefiting from some splendid city views, gas heating, double glazed windows, garden, garage adjoining the property and further off road parking. In need of some updating the accommodation briefly comprises hall, sitting room, kitchen, two bedrooms, upstairs bathroom, gardens to both front and rear. The property would ideally suit a first time buyer wishing to put their own stamp on a property or investor buyer with good rental potential to be had.

The Situation

Situated on the southern slopes of Bath with amenities available at the local shopping parade within 0.5 miles. Views from the property stretch across towards Lansdown with the city centre within 1.5 miles. There is also a frequent local bus service to the city centre via Moorland Road close by in Sladebrook Road.

With regards to schools, Oldfield Park Junior School and Southdown School are within easy walking distance, whilst the many Bath secondary schools are also easily accessible.

Entrance Hall

Double glazed front door, built-in cupboard.





Sitting Room

Two double glazed windows overlooking the rear garden, stairs to first floor.

Kitchen/Diner

Dual aspect room with double glazed window to the front, double glazed French doors to outside, a range of wall and base units with laminate work tops over, inset single drainer sink with mixer tap, space for free standing cooker, space for free standing fridge/freezer, plumbing for washing machine, wall mounted gas boiler.

First Floor Landing

Double glazed window, built-in airing cupboard with hot water cylinder, access to loft space.

Bedroom One

Double glazed window with splendid views, built-in double wardrobe

Bedroom Two

Double glazed window with views, a range of built-in wardrobes.

Bathroom

Double glazed window to the front, modern panelled bath with tiled surround and shower head over, pedestal wash hand basin with tiled splash back, low level WC.

Garage & Parking

Adjoining the house is a single garage with metal up and over door and driveway providing additional off street parking.

Outside

To the front is a open plan garden with lawn and path leading to the front door. To the rear is a enclosed terraced garden with patio, lawn and flower beds containing various shrubs and plants walled and fenced to the boundaries.



Miscellaneous items

EPC: C
Council Tax: C
Utilities: All main services
Authority: Bath & North East Somerset
Tenure: Freehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

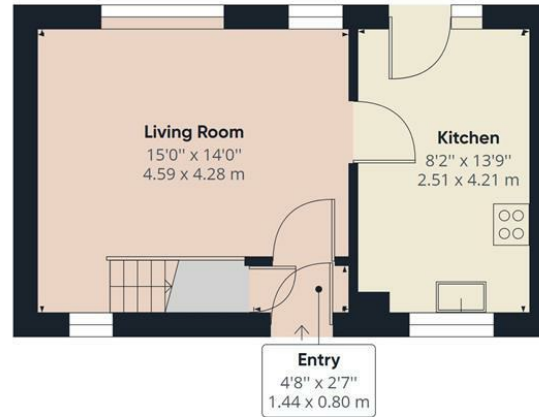
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

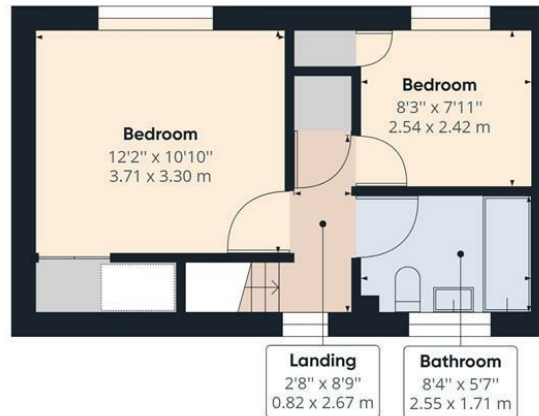
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area⁽¹⁾

637.57 ft²
59.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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