



Entry Hill, Bath
£700,000





74 Entry Hill

Bath, BA2 5NA

This Immaculate and beautifully presented, four bedroom, extended End of Terrace family home with accommodation over three floors and benefiting from a garden office and family room. Situated in the popular Entry Hill area of the city, giving good access to both Bear Flat and Combe Down. The property also benefits from parking to the front of the house and is sure to appeal.

- Victorian period Property
- Accommodation over 3 floors
- Extended fitted Kitchen
- End of Terrace
- Four Bedrooms
- Garden & Family room
- Very well presented
- En-suite to master bedroom
- Parking to the front



The Property

A well presented three storey period home with an extended kitchen and sunroom to the ground floor, benefitting from a home office & garden room to the rear.

The ground floor comprises of an entrance hall leading to the sitting room, which enjoys an aspect to the front and an inset feature gas fire. This room enjoys a period feature archway which adds to it's charm. A doorway leads into the extended kitchen/dining room. The kitchen is well fitted and both the kitchen and sunroom benefit from an engineered oak floor, the property also benefits from a cloakroom on this floor with the dining room leading into the sun room, which is to the rear of the ground floor overlooking the rear garden.

On the first floor are three of the four bedrooms, with the larger of the three being to the front of the property. The family shower room is also on this floor. The master bedroom is located on the third floor and has the benefit of an En-suite shower room. The rear garden is versatile and benefits from having access to the side and includes a wooden constructed home office, and garden room, ideal for entertaining and barbecues.

The Situation

Situated in an elevated position on the southern slopes of Bath. The property benefits from local shopping facilities including, a bakery, food shops, a café, a post office and more. Local schooling includes, Combe Down Primary school, St Gregory's, The Paragon & Prior Park College, Hayesfield & Beechen Cliff schools.

There is a regular bus service into the City Centre and there is easy access to towns to the South of Bath via the A36. The World Heritage City of Bath has rich cultural, shopping, historic and sporting facilities. For those that need to commute, Bath Spa Railway station is approximately 1.3 miles away, (in the City centre) and offers a main line link into London Paddington. An additional local railway station 1.1 miles away offers additional train service to Bristol and the south coast. The M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

Entrance Hall

Double glazed front door, staircase to first floor.

Sitting Room

Upvc double glazed windows to front aspect with plantation shutters, Inset feature gas fire place, cornice and feature archway.

Kitchen/Dining Room

Upvc double glazed window with plantation shutter to side aspect, Velux windows, modern contemporary kitchen comprising of inset sink with mixer tap over, range of base and wall units with quartz worktops, integral dishwasher and washing machine, Bosch induction hob with stainless steel hood over, Bosch double oven, built-in fridge and freezer, inset spotlights and engineered oak flooring.

Cloakroom

Low level W.C., pedestal hand basin.

Sun Room

Upvc double glazed window to side aspect with plantation shutter, Upvc double glazed doors to rear garden, cupboard housing Worcester gas combi boiler.

First Floor Landing

Upvc double glazed window to rear, stairs to second floor.

Bedroom Two

Upvc double glazed windows to front with plantation shutters.

Bedroom Three

Upvc double glazed window to rear aspect.

Bedroom Four

Upvc double glazed window to rear aspect overlooking rear garden.

Shower Room

Upvc obscured double glazed window to side aspect, tiled walls and floor, shower encloser, vanity wash hand basin with draws under, low level W.C.

Master Bedroom

Situated on the 2nd floor of the building, Velux windows to front, Upvc double glazed window to rear with plantation shutters, eaves storage, inset ceiling spotlights.

En-Suite Cloakroom

Low level W.C. pedestal hand basin, shower cubicle.

Outside

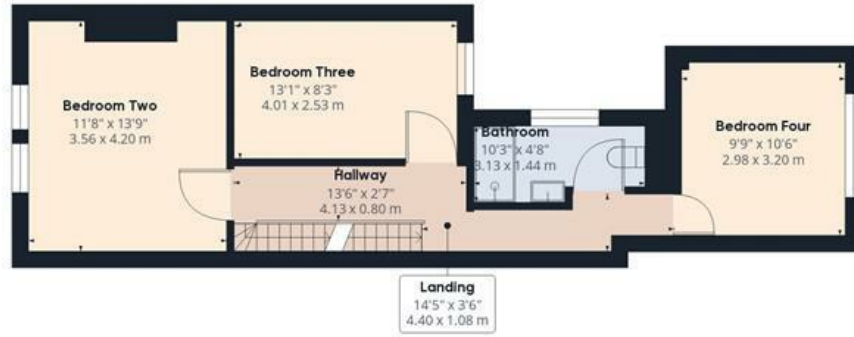
Externally, to the front of the property is the parking area. The rear garden has a family garden room and home office with pedestrian access to the front.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1488.7 ft²

138.3 m²

Reduced headroom

17.31 ft²

1.61 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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

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- * 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.

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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.

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Miscellaneous items

EPC: D

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

Lease: Add text here

Ground Rent: Add text here

Service Charge: Add text here

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