



Barrow Road, Bath  
£310,000





# 34 Barrow Road

## Bath, Bath & North East Somerset, BA2 2TE

A Fantastic Opportunity To Acquire This Three Bedroom Stone Built Semi Detached Property In need Of Some Upgrading. Benefiting From Private Enclosed Garden At The Front & Plus Garden To The Rear. This Property Is Situated In The Popular Odd Down Area Of Bath.

- Semi Detached Home
- Spacious Sitting Room
- Gas Heating & Double Glazing
- White Modern Kitchen/Dining Room
- Close To Local Amenities
- Good Commuter Access
- Three Good Sized Bedrooms
- Low Maintenance Gardens
- No Onward Chain



## **The Property**

This property would make a fantastic family home and has the potential (subject to planning) for further development. Neutrally decorated throughout, the accommodation comprises of a good sized sitting room, a fitted kitchen and a modern bathroom. Upstairs you will find two double bedrooms and a single bedroom, two of which have built-in cupboards.

To the front is a private enclosed garden with path leading to the side and the front door. There is an enclosed rear garden laid to gravel which has side access or can be accessed from the kitchen, additional benefits include gas central heating & double glazing.

## **The Situation**

This home is located at the junction of Old Fosse Road and Barrow Road ideally located for all local amenities. It also provides easy access to the A4 for those who travel to nearby Bristol.

What really makes its location stand out though is the abundance of quality schooling all within a one mile radius. Among them St Philip's C of E Primary School, St Martin's Garden Primary School, Saint Gregory's Catholic College, The Link School Bath is a state special school as is Three Ways School, Moorlands Junior School, Moorlands Infant School, Southdown Infants School and Southdown Junior School.

Local amenities include a Co-Operative supermarket, pharmacy, hairdresser, laundrette, bakery, chip shop and public house. A short journey further and you will find a Sainsburys supermarket and a Tesco Express with petrol station.

## **Entrance Hall**

Double glazed door, under stairs cupboard.

## **Sitting Room**

Double glazed window, feature radiator.

## **Kitchen/Diner**

Two double glazed windows to rear, double glazed door to rear garden, a range of wall and base units with laminate work tops over with matching upstands, inset stainless steel sink with mixer tap, wall mounted gas boiler, plumbing for washing machine, space for free standing cooker with stainless steel cooker hood over, space for table and chairs.

## **Bathroom**

Double glazed window, bath with Mira electric shower over, pedestal wash hand basin, low level WC.

## **First Floor Landing**

Double glazed window, access to loft space.

## **Bedroom One**

Two double glazed windows, built-in cupboard.

## **Bedroom Two**

Double glazed window, built-in cupboard.

## **Bedroom Three**

Double glazed window.

## **Outside**

To the front is a private enclosed garden with path leading to the side and the front door. There is an enclosed rear garden laid to gravel which has side access or can be accessed from the kitchen.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

730.19 ft<sup>2</sup>

67.84 m<sup>2</sup>

(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.

## 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](http://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.

## 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.

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## Miscellaneous items

EPC: D

Council Tax: B

Utilities: All main services

Authority: Bath and North East Somerset

Tenure: Freehold

Lease: Add text here

Ground Rent: Add text here

Service Charge: Add text here

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