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## Bathford Village

Offers Over £425,000

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- Elegant, spacious first floor, Grade 2 listed apartment
- 2 excellent 16ft double bedrooms overlooking the open space to the front.
- High ceilings, ornate cornicing, sash windows and stripped wood floors.
- Generous and beautifully landscaped private garden to the rear
- Recently refitted modern bathroom with tub bath and separate shower cubicle
- Rarely available in this location tucked away in a quiet location
- Incredible sitting room with Fireplace with inset wood burner and fabulous views
- Far reaching views towards Solsbury Hill and Bath
- Spacious kitchen/breakfast room and separate utility store
- Popular village with excellent transport links, amenities and local countryside



Rarely available opportunity to purchase an incredibly spacious 2 bedroom apartment in Bathford Manor in the heart of the village. This historic building is situated in a peaceful location with open green spaces to the front and wide, uninterrupted views of Solsbury Hill and Bath from the rear. Packed full of period features, this superb apartment also has a large private garden to enjoy at the rear and a generous amount of parking to the front.





### Church Street, Bathford, Bath, BA1

Approximate Area = 1164 sq ft / 108.1 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©vidteam2024. Produced for Jaine Whitfield Property Services. REF: 1163229

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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