



Dorset Street, Bath BA2 3RA

welcome to

Dorset Street, Bath

Set on a tucked away and conveniently situated 'no through' road, offering easy access to Oldfield park station and just minutes from the thriving central city area this beautifully presented, stylish modern home offers light and airy accommodation well suited to a variety of buyers.





Entrance Porch

Entranch Hall

Sitting Room

11' 10" x 10' 5" to fireplace (3.61m x 3.17m to fireplace)

Family Room

15' 3" max x 11' 11" (4.65m max x 3.63m)

Kitchen Dining Room

14' 6" Max x 9' 1" Max (4.42m Max x 2.77m Max)

Landing

11' 11" x 5' 3" (3.63m x 1.60m)

Bedroom 1

14' 1" To Fireplace x 11' 11" (4.29m To Fireplace x 3.63m)

Bedroom 2

9' 7" Max x 9' 8" (2.92m Max x 2.95m)

Bathroom

9' 6" x 7' 3" (2.90m x 2.21m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Well located for Oldfield Park train station
- South of the River
- Close to local facilities
- High quality fixtures and fittings
- Open plan Kitchen area

Tenure: Freehold EPC Rating: D

£400,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BAT109545 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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