



**Southdown Road, Bath, BA2 1JL**

**welcome to**

**Southdown Road, Bath**

Set just south of the River Avon is this beautifully presented two bedroom Victorian mid terraced home that offers a contemporary and stylish finish.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Dining Room**  
12' 7" x 23' 6" ( 3.84m x 7.16m )

**Kitchen Breakfast Room**  
13' 2" x 10' 2" ( 4.01m x 3.10m )

**First Floor Landing**

**Bedroom 1**  
11' x 11' 4" ( 3.35m x 3.45m )

**Bedroom 2**  
6' 3" x 11' 5" ( 1.91m x 3.48m )

**Bathroom**  
5' 6" x 5' 2" ( 1.68m x 1.57m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Southdown Road, Bath

- Two Bedrooms
- Contemporary Finish
- Front and Rear Garden
- Retained Period Features
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

guide price

**£325,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BAT109462 - 0003

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