



**Brougham Hayes, Bath BA2 3QU**

**welcome to**

**Brougham Hayes, Bath**

This fantastic, prime located, two double bedroom home is offering charming character features, modern upgrades as well as a very generous garden to the rear. Well located just under a mile into Bath Centre there are amenities and transport links very close by.





**Ground Floor**



**First Floor**

**Ground Floor**

**Entrance Hall**

**Living Room**

10' 4" x 10' ( 3.15m x 3.05m )

**Dining Room**

13' 6" Max x 11' 4" max ( 4.11m Max x 3.45m max )

**Kitchen**

11' 9" x 7' 5" ( 3.58m x 2.26m )

**First Floor**

**Bedroom One**

12' 9" x 10' ( 3.89m x 3.05m )

**Bedroom Two**

10' x 6' 4" ( 3.05m x 1.93m )

**Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

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)

welcome to

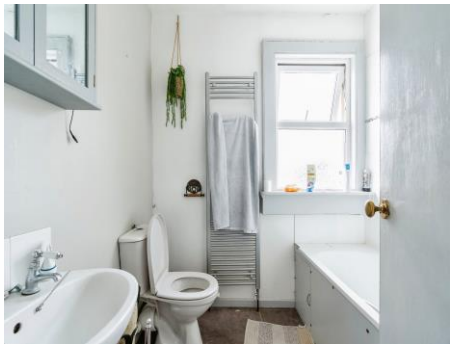
## Brougham Hayes, Bath

- Stunning Two Bedroom Home
- Charming Character Features
- Generous Rear Garden
- Located Less Than 1 Mile to City Centre
- Est. 689sqft

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 996 years from 25 Mar 1835. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109817](https://allenandharris.co.uk/Property/BAT109817)



Property Ref:  
BAT109817 - 0010

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