



**Wells Road, Bath BA2 3AN**



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## **Wells Road, Bath**

Nestled in an elevated position looking over to the North of Bath, this GROUND floor two bedroom GARDEN apartment offers great potential for any prospective buyer.





### **Living Room**

13' x 16' ( 3.96m x 4.88m )

### **Kitchen**

9' 3" x 5' 9" ( 2.82m x 1.75m )

### **Bedroom 1**

11' 9" max x 12' 9" ( 3.58m max x 3.89m )

### **Bedroom 2**

10' 5" x 9' 1" ( 3.17m x 2.77m )

### **Bathroom**

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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## Wells Road, Bath

- Two Bedrooms
- Ground Floor Garden Apartment
- Converted Period Building
- Close Proximity to City Centre
- Light and Airy Throughout

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109958](https://allenandharris.co.uk/Property/BAT109958)



Property Ref:  
BAT109958 - 0007

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