

Upper East Hayes, Bath, BA1 6LR



## welcome to

## Upper East Hayes, Bath

A three bedroom semi detached house perfectly situated between Larkhall Village for local amenities and the city centre, benefitting from distant views to both front and rear and providing excellent scope for modernisation and upgrading.













#### **Entrance Porch**

Double glazed panelled front door with stone arch above, inner front door to hall.

#### **Entrance Hall**

Stairs to first floor with cupboard below, radiator.

#### **Living Room**

13' 1" x 12' Max (3.99m x 3.66m Max) Front aspect double glazed window with unobstructed distant views, wood flooring, fireplace with marble hearth, radiator.

#### **Dining Room**

12' 3" Max x 9' 10" Max ( 3.73m Max x 3.00m Max ) Double glazed rear aspect window with distant views, fireplace, radiator.

#### Kitchen

8' 10" Max x 7' 10" Max ( 2.69m Max x 2.39m Max ) Double glazed aspect window with distant views, range of cupboards at two levels with work surfaces over, space for washing machine, door to rear lobby.

#### **Rear Lobby**

Double glazed side aspect window, space for tall fridge, external door.

#### Landing

Double glazed side aspect window, access to loft.

#### **Bedroom One**

12' 2" Into Bay x 10' 5" Max ( 3.71m Into Bay x 3.17m Max ) Double glazed front aspect bay window, Radiator.

#### **Bedroom Two**

12' 3" x 10' 10" Max ( 3.73m x 3.30m Max ) Double glazed window rear aspect with distant views, built in wardrobe, Radiator.

#### **Bedroom Three**

 $8^{\prime}\,$  x 7  $^{\prime}\,$  5" ( 2.44m x 2.26m ) Double glazed front aspect window with distant views, Radiator.

#### Bathroom

7' Max x 6' 9" Max ( 2.13m Max x 2.06m Max ) Double glazed rear aspect window, Shower cubicle, wash hand basin, W/C, radiator.

### Outside

Front Garden

Stone wall front boundary, hard landscaping with planted borders

#### **Rear Garden**

Split level. with lower part of garden laid to loose gravel with some established border planting. On the upper level there is a paved terrace with impressive distant views. Undercroft storage.



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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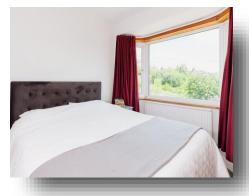
## **Upper East Hayes, Bath**

- Excellent location between city centre and Larkhall Village
- Three bedroom semi detached house with modernisation potential.
- Two separate reception rooms
- Double glazing and gas central heating
- Rear garden with excellent views

Tenure: Freehold EPC Rating: C

guide price

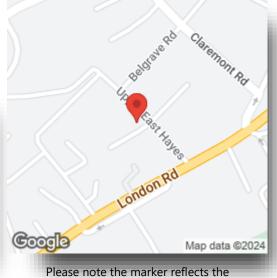






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postcode not the actual property



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