



**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' x 7' 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.



Ground Floor



First Floor

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.



**view this property online** [allenandharris.co.uk/Property/LAR104617](http://allenandharris.co.uk/Property/LAR104617)



welcome to

## 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

**£430,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR104617](https://www.allenandharris.co.uk/Property/LAR104617)



Property Ref:  
LAR104617 - 0006

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.

 allen & harris



**01225 482244**



BathLarkhall@allenandharris.co.uk



1 Balustrade, BATH LARKHALL, Somerset, BA1 6QA



**allenandharris.co.uk**