



**Seven Acres Lane, Batheaston Bath BA1 7HE**





**welcome to**

**Seven Acres Lane, Batheaston Bath**

A three bedroom semi detached house with garage and large garden, quietly situated at Northend, a popular village on the north eastern outskirts of the City.



### Entrance Porch

Double glazed doors, internal door to entrance hall.

### Entrance Hall

Stairs to first floor with cupboard below, radiator.

### Living Room

15' 11" Max x 11' 11" ( 4.85m Max x 3.63m )  
Double glazed front aspect window, radiator.

### Kitchen/ Dining Room

18' Max x 10' Max ( 5.49m Max x 3.05m Max )  
Two double glazed windows to rear garden, door to rear porch. Range of storage units, work surfaces, stainless steel sink unit, space for appliances, radiator.

### Rear Porch

7' 8" x 7' 4" ( 2.34m x 2.24m )  
Door to rear garden, rear and side aspect windows, door to garage.

### Cloakroom

With wc.

### Landing

Double glazed side aspect window, access to loft.

### Bedroom One

15' 9" Max x 11' ( 4.80m Max x 3.35m )  
Double glazed front aspect window, radiator, airing cupboard housing Worcester combi boiler.

### Bedroom Two

11' x 9' 11" ( 3.35m x 3.02m )  
Double glazed rear aspect window, radiator.

### Bedroom Three

10' 6" Max x 7' ( 3.20m Max x 2.13m )  
Double glazed front aspect window, radiator, overstairs cupboard.

### Bathroom

Double glazed rear aspect window, bath, wc, wash hand basin, radiator.

### Outside Front Garden

With lawn and planted shrubs, stone wall and railing boundary. Gates to private drive, leading to garage. Side gate access to rear garden. Additional hard standing to the front of the property providing space for two cars.

### Garage

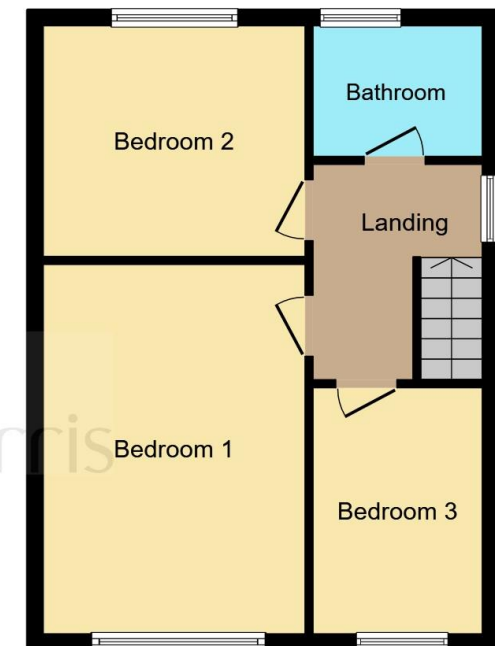
16' 3" x 7' 6" ( 4.95m x 2.29m )  
With up and over door, side aspect windows, door to rear porch.

### Rear Garden

Substantial rear garden, mainly laid to lawn, with various outbuildings.



**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.



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## Seven Acres Lane, Batheaston Bath

- Highly sought after Northend Village
- On north eastern outskirts of the City of Bath
- Three bedroom semi detached house
- Living Room, Kitchen/Dining Room
- Bathroom and ground floor cloakroom

Tenure: Freehold EPC Rating: E

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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