



Upper East Hayes, Bath, BA1 6LR

welcome to

Upper East Hayes, Bath

Delightful Grade II listed home, being of interest to the first time buyer, offered with No Chain. Superb location with Larkhall and Bath Centres being close by. Viewing highly advised.



**Hallway**

11' 8" x 5' (3.56m x 1.52m)

Living Room

12' 5" x 12' 1" (3.78m x 3.68m)

Kitchen

9' 10" x 9' 6" (3.00m x 2.90m)

Bedroom One

12' 4" x 7' 2" (3.76m x 2.18m)

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

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

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Upper East Hayes, Bath

- Vendor will consider offers between £300,000 and £310,000
- Offered with NO CHAIN!
- Grade II Listed Building
- Very Well Presented Home
- Ideal First Purchase

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 150.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Jul 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105302



Property Ref:
LAR105302 - 0009

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.

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