



Waller Gardens, Lansdown, Bath, BA1 9DJ

welcome to

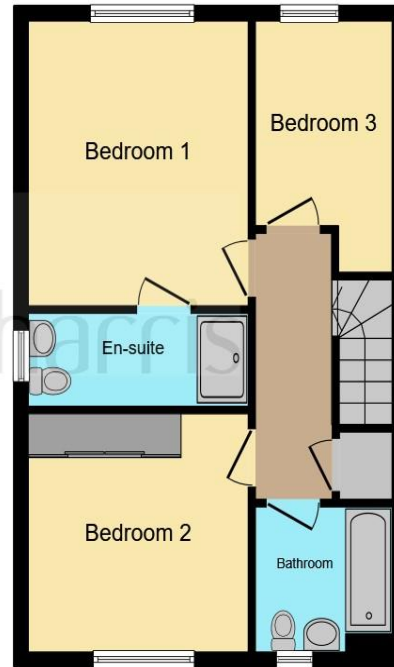
Waller Gardens, Lansdown Bath

Allen & Harris are very pleased to offer for sale this wonderful extended semi-detached family home. Set in the highly desirable Lansdown area of Bath. Offered with NO CHAIN!





Ground Floor



First Floor

Living Room

17' 2" Max x 14' 2" Max (5.23m Max x 4.32m Max)

Kitchen/ Dining Room

18' 6" Into bay x 9' 11" (5.64m Into bay x 3.02m)

Conservatory/ Extension

14' 5" x 8' 2" (4.39m x 2.49m)

Cloakroom

Bedroom One

12' 9" x 10' 3" (3.89m x 3.12m)

Master En Suite

Bedroom Two

10' 2" x 10' 7" (3.10m x 3.23m)

Bedroom Three

9' 1" x 6' 7" (2.77m x 2.01m)

Family Bathroom

Outside

Rear Garden

Garage & Driveway

20' 1" x 9' 7" (6.12m x 2.92m)

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

welcome to

Waller Gardens, Lansdown, Bath

- Delightful extended semi detached residence
- Highly sought after Lansdown location
- Extended Living room, fitted kitchen/breakfast room & cloakroom
- Three bedrooms (Master Ensuite) plus family bathroom
- Front & rear gardens plus garage & driveway

Tenure: Freehold EPC Rating: B

£586,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105457



Property Ref:
LAR105457 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk