

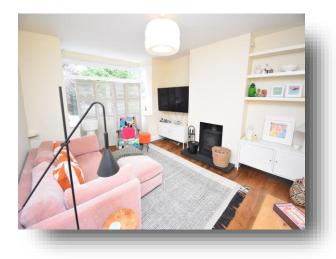
Fairfield Park Road, Bath, BA1 6JT



welcome to

Fairfield Park Road, Bath

Allen & Harris are thrilled to offer this delightful extended family residence. A double rear extension provides incredible living space. Essential viewing!













Entrance Hall



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

Cloakroom

Sitting Room 14' 10" Into bay x 12' 4" Into alcove (4.52m Into bay x 3.76m Into alcove)

Bedroom Four/ Study 7' 2" x 6' 9" (2.18m x 2.06m)

Snug/ Play Room 12' 10" x 10' 6" Into alcove (3.91m x 3.20m Into alcove)

Kitchen/ Diner 15' 3" x 19' 5" (4.65m x 5.92m)

Utility Room 8' 8" x 9' 10" (2.64m x 3.00m)

Landing/ Internal Hallway

Bedroom One 15' 4" x 10' (4.67m x 3.05m)

Bedroom Two 12' 9" x 10' 4" Into alcove (3.89m x 3.15m Into alcove)

Bedroom Three

15' 1" Into bay x 12' 1" Into alcove (4.60m Into bay x 3.68m Into alcove)

Bathroom

Outside Front Garden Rear Garden Garage 34' 11" x 7' Max (10.64m x 2.13m Max)

welcome to

Fairfield Park Road, Bath

- Detached family home with double storey extension
- Vast fitted kitchen/dining room with centre island and bi-fold doors across the rear
- Two receptions and downstairs cloakroom
- Four bedrooms plus Family bathroom Master with Juliet balcony
- Large rear gardens & attached garden room/workshop

Tenure: Freehold EPC Rating: C Council Tax Band: E





view this property online allenandharris.co.uk/Property/LAR105475



Property Ref: LAR105475 - 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.

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Please note the marker reflects the postcode not the actual property

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