



Elm Grove, Swainswick, Bath, BA1 7AZ

welcome to

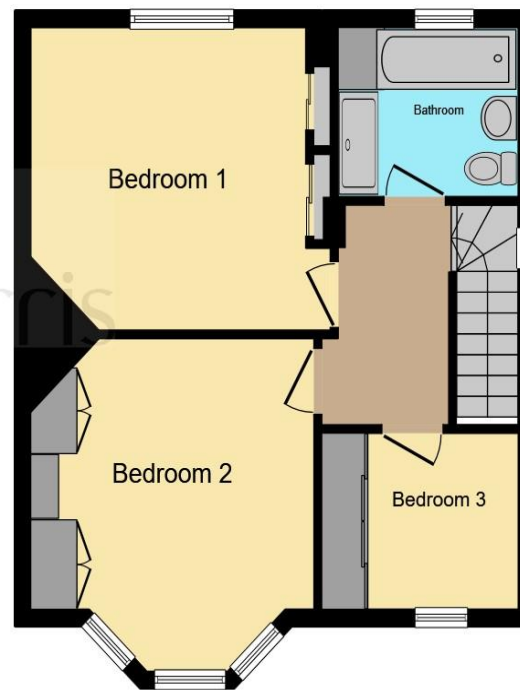
Elm Grove, Swainswick, Bath

1930's semi detached home set in a very pleasant cul-de-sac location in Swainswick, Well loved and cared for by its family for many years, this beautiful home now needs a new owner.





Ground Floor



First Floor

Entrance Porch

Living Room

14' 9" x 13' 2" (4.50m x 4.01m)

Dining Room

11' 9" x 11' 5" (3.58m x 3.48m)

Kitchen

8' 9" x 8' 8" (2.67m x 2.64m)

Conservatory

18' 7" x 7' 10" (5.66m x 2.39m)

Bedroom One

13' 2" x 12' (4.01m x 3.66m)

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Three

8' 9" x 6' 9" Into wardrobe (2.67m x 2.06m
Into wardrobe)

Bathroom

8' 6" x 6' 6" (2.59m x 1.98m)

Outside

Front & Rear Garden

Driveway & Garage

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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

Elm Grove, Swainswick, Bath

- 1930's semi detached family home set in a wonderful cul-de-sac
- Very well looked after by its owners for many years with original features
- Immaculate condition in side & out for its age - would benefit from updating
- Well tended gardens to both front and rear
- Three bedrooms and three receptions (inc conservatory & cloakroom)

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£625,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105521



Property Ref:
LAR105521 - 0004

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