



WentWorth  
Estate Agents

# 47 Marsden Road, Bath, BA2 2LL

- Semi-Detached Family Home
- Open Plan Living Dining Room
- Kitchen Breakfast Room
- Utility Room & W.C
- Three Bedrooms
- Family Bathroom
- Level Enclosed Gardens
- Driveway Parking & Garaging/Studio
- EPC Rating - D

Offers in excess of £400,000

## Location

Marsden Road stands in an elevated position on the southern slopes of Bath just off Englishcombe Lane. The World Heritage City of Bath offers a vast selection of shopping outlets, restaurants and bars including, The Theatre Royal, The Holburne Museum and the popular Thermae Spa. For those with children there is an excellent selection of local primary and secondary schools all within easy reach of the property as are The university of Bath and Bath Spa University. Bath Spa train station is also within easy reach and there is a direct line to London Paddington, taking approximately 90 minutes.

## Internal Description

You enter the property to the front through a porch into an entrance hall where there are stairs leading up to the first floor. Off to the left you have an open plan living room with glazed double doors leading you into the extended kitchen/dining room. The kitchen benefits from a range of wall and base units, with inset sink unit, breakfast bar, plumbing for a dishwasher and space for a cooker with extractor over. Doors from the dining area lead you out to the garden. The ground floor is completed by the utility room and cloakroom. The utility has plumbing for a washing machine, house the wall mounted gas boiler along with further space for an American style fridge freezer. The cloakroom offers a w.c and wash hand basin.

Heading up to the first floor you will find three bedrooms and a family bathroom. Bedrooms one and two are good size doubles with built in wardrobes whilst the third is a single with storage cupboard. The family bathroom comprises of a fully fitted suite including a panelled bath with shower over, w.c and pedestal wash hand basin.

## External Description

To the front of the property there is a level lawn mainly laid to lawn partially bound by walls along with private driveway parking to the right of the property leading to a single garage which is currently used as a studio space by the current owners. To the rear of the property there is a very well maintained established garden. This is also mainly laid to lawn whilst being bound by fencing. There is a patio area immediately off the house which offers the ideal dining/seating area throughout the warmer months. The garden is softened by a range of mature shrubs and trees aesthetically positioned throughout.

## Agents Note

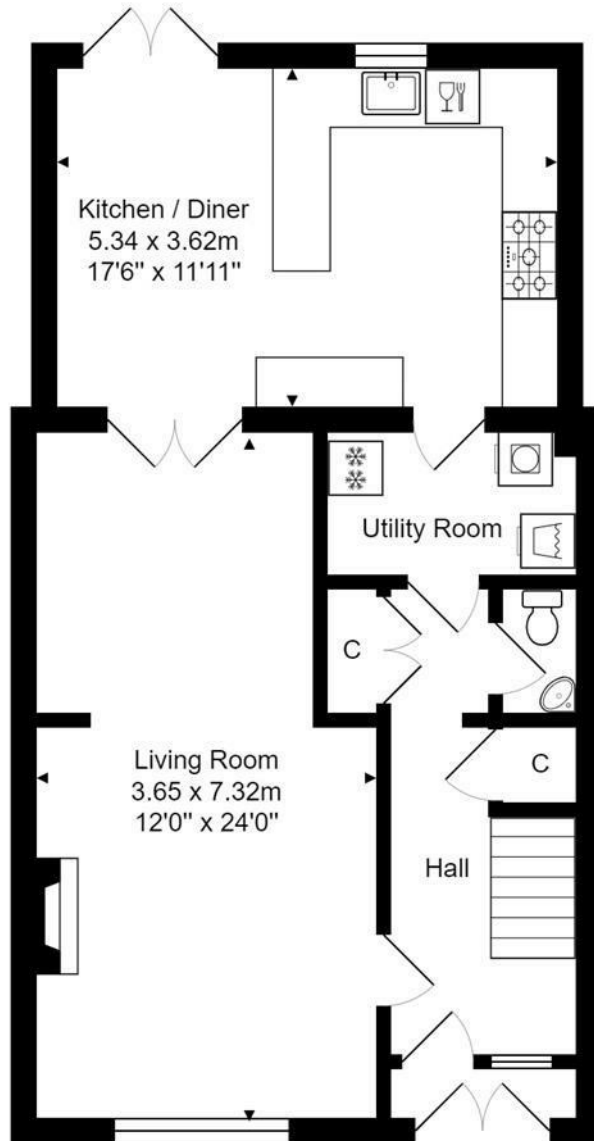
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

## Additional Information

Tenure: Leasehold  
Lease Years Remaining: Circa 961 years  
Management Company: B.G.R.E  
Service Charge: £0  
Ground Rent: Approx. £12.60 per annum  
Council Tax Band: D  
Local Authority: Bath and North East Somerset

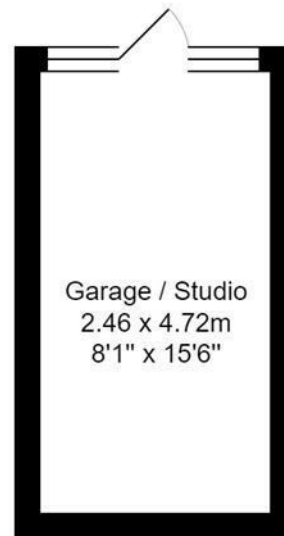
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .



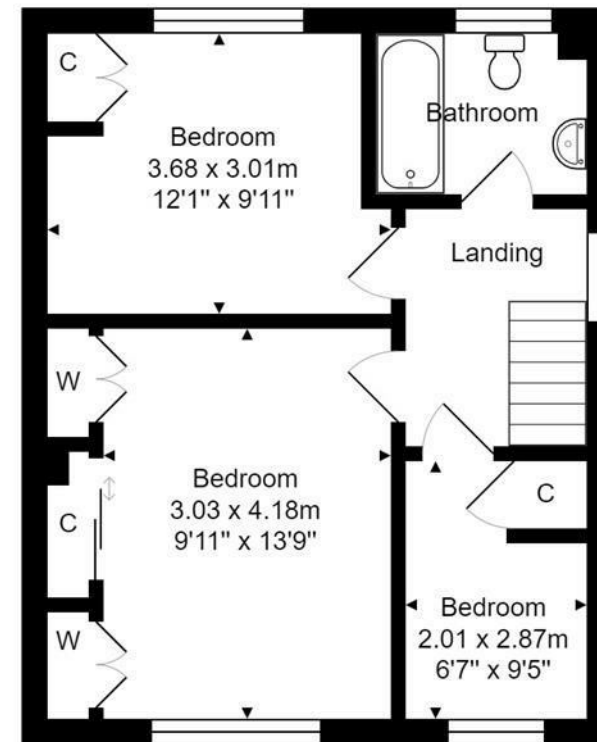


Ground Floor  
Area: 63.3 m<sup>2</sup> ... 682 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcassessments.co.uk



Garage  
Area: 11.6 m<sup>2</sup> ... 125 ft<sup>2</sup>



First Floor  
Area: 42.4 m<sup>2</sup> ... 457 ft<sup>2</sup>

Total Area: Including Garage 117.4 m<sup>2</sup> ... 1263 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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