



WentWorth
Estate Agents

132 The Hollow, Bath, BA2 1NF

- Refurbishment • Semi-Detached • Three Bedrooms • Driveway Parking • Large Garden • Chain Free • Downstairs Cloakroom • Thriving Community • EPC Rating - D • Council Tax - Band D

Price guide £350,000

Location

The Hollow is well situated amongst a thriving local community, benefiting from a broad range of amenities and services. Nearby on Rush Hill there is a local Doctors Surgery, Post Office, Dental Practice and Garden Centre. Furthermore, there are a number of excellent Primary and Secondary schools all within easy reach. Bath City Centre is a short drive away and offers fine dining, and boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes).

Internal Description

Entering the property to the front via an internal porch into the entrance hall where there are stairs ahead of you to the first floor. To the right-hand side is the spacious sitting room, which has period picture rails, bay window and a central fireplace. Also to the right is the second reception room with plenty of room for a generous sized dining table and chairs. The kitchen is situated at the back of the property, comprising of wall and base units, a sink and space for appliances, Also housed in the kitchen is the Worcester Combination boiler. Beyond the kitchen is a small lean-to area, cloakroom with WC and stable door to the rear garden.

On the first floor there are 3 bedrooms, the master and single bedrooms are at the front of the property. Both bedrooms having far reaching views towards the beautiful City of Bath. There is a further good sized double bedroom at the rear of the property as

well as a bathroom which has a shower cubicle WC and wash hand basin.

External Description

To the front of the property is an elevated driveway with parking for two vehicles as well as a lawned area. On the left hand side is a gated access to the large rear garden which has a large shed, good sized concreted area along with a lawn and a range of mature hedges and trees. There are fence panels to both sides of the garden.

Agents Note

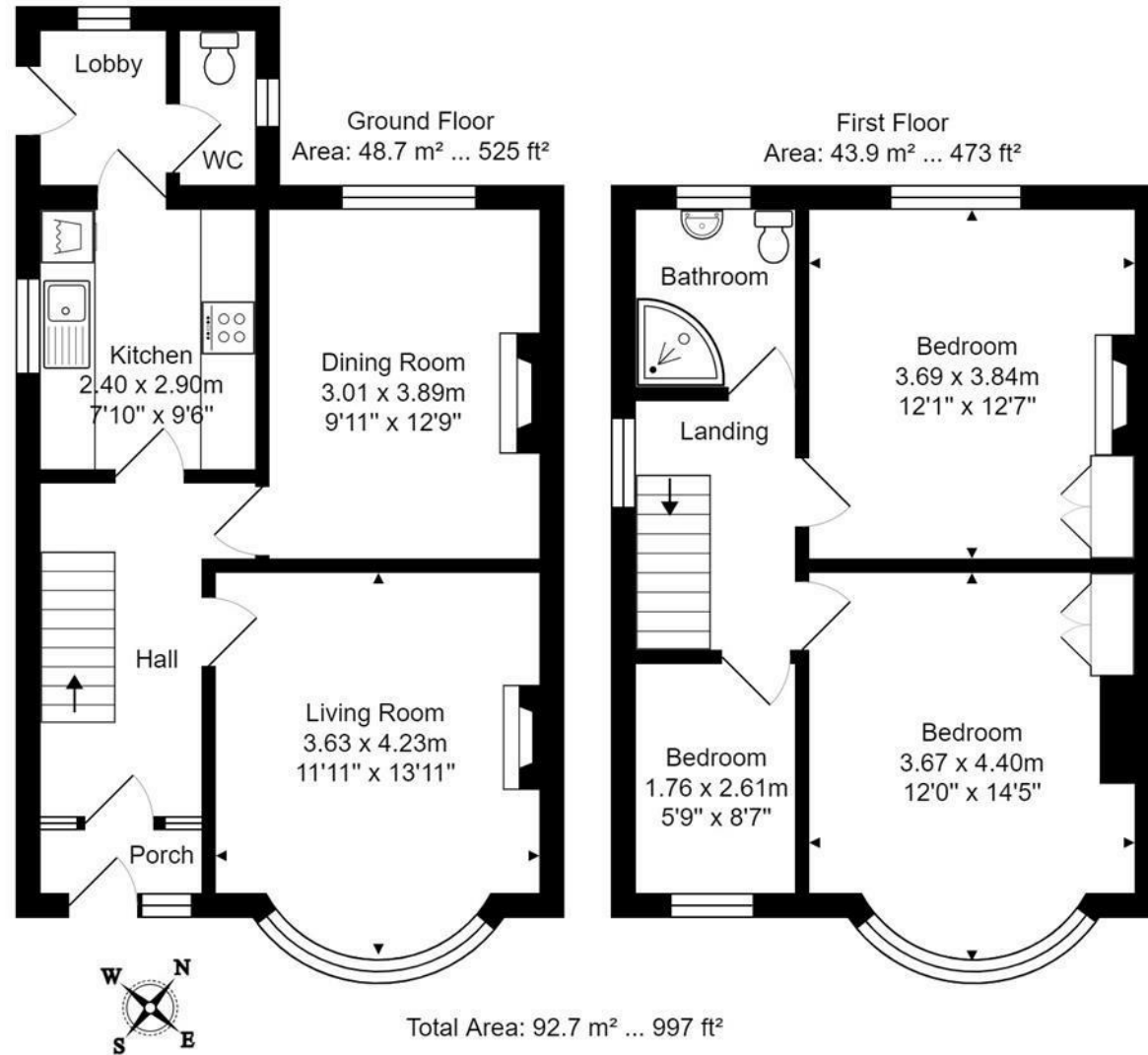
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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

Chain Free
Council Tax Band - D
EPC -D
Tenure -freehold

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





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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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