



WentWorth
Estate Agents



3 Newbridge Gardens, Bath, BA1 3LT

- Extended Semi-Detached Family Home
- Garden Studio
- Immaculately Presented Throughout
- Living Room
- Open Plan Kitchen Dining Room
- Utility & Ground Floor Shower Room
- Three Bedrooms
- Family Bathroom
- Level Well Maintained Gardens, Driveway Parking & Garaging
- EPC Rating - D

Price guide £635,000

Location

Newbridge Road is situated just a level walk West of Bath City centre. This location benefits from a host of local amenities within easy walking distance including the ever popular Chelsea Road, the popular Boathouse public house, a range of country walks a doctor's surgery and chemist on Newbridge Hill. The Royal United Hospital is also within striking distance alongside a selection of excellent primary and secondary schools, all accessible on foot or by bus, with a local Park & Ride facility situated on Newbridge Road. There is good access for those needing to commute to Bristol on the A4 and those needing the M4 motorway at junction 18.

Internal Description

Once inside the property there is an entrance hall with stairs leading up to the first floor. To the left is the living room which has a lovely feel with bay window and fireplace. On the way to the rear of the property you have a shower room with walk in shower, w.c, and sink unit. To the rear is a fantastic extended open plan kitchen, dining and breakfast room. The dining room is a good size allowing space for an ample table and chairs. Through to the rear is the sleek kitchen breakfast room. the kitchen benefits from a range of wall and base units along with an island. The utility is situated off the kitchen.

Heading up to the first floor you have two double bedrooms a good size single and a family bathroom. This has a fully fitted suite comprising of bath with shower over, w.c, and wash hand basin.

External Description

To the front of the property there is driveway parking for a number of vehicles. the driveway leads to a single garage situated to the right hand side. To the rear the garden is level and mainly laid to lawn with a range of raised beds. This is bound by walls and fencing and there is a lovely patio al-fresco dining area. At the end of the garden is a gem of a garden office/studio. Internally this is split into two spaces. An office snug and a yoga studio. It could easily be opened back up into one space if desired.

Agents Note

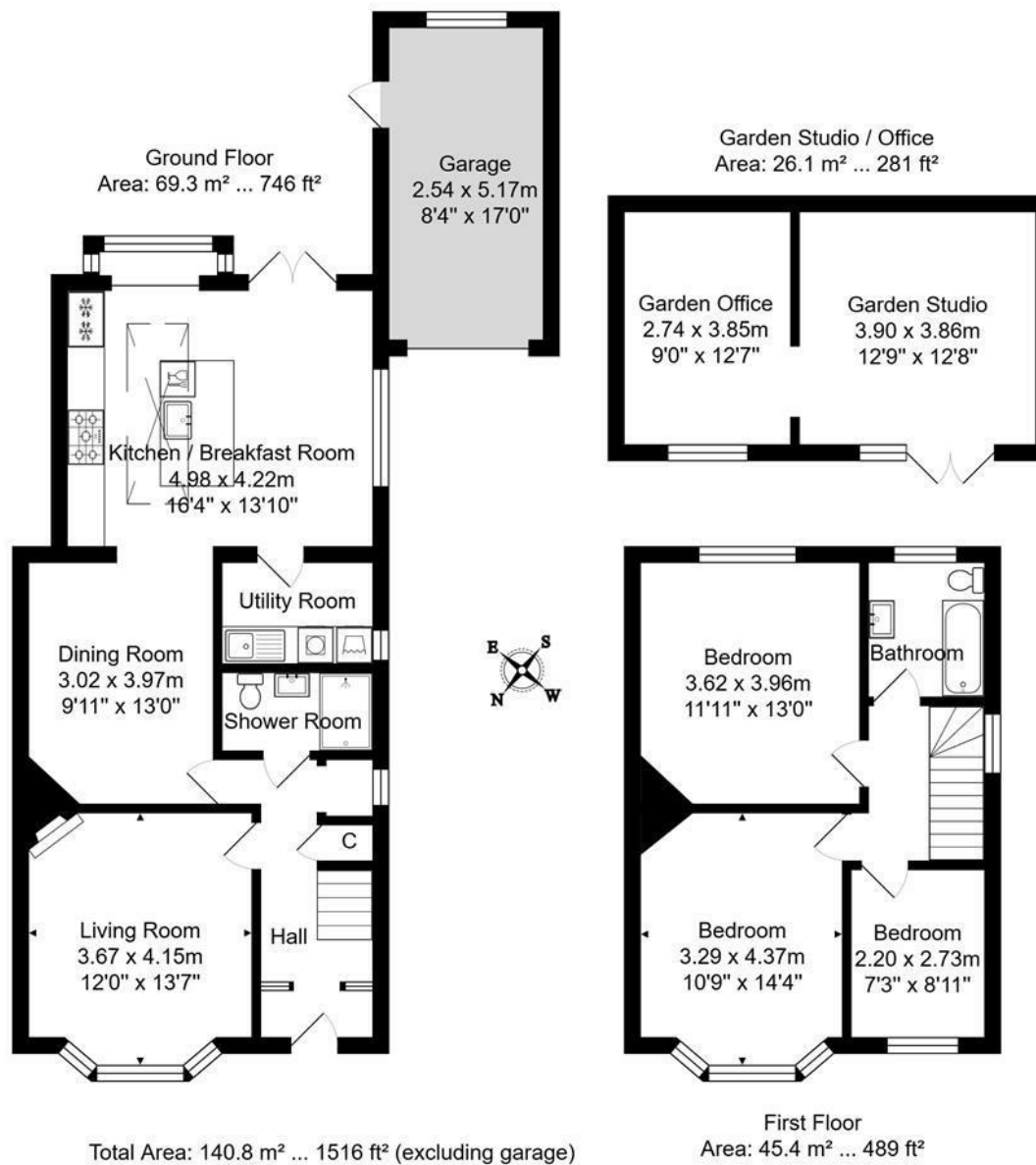
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate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

Council Tax Band - D

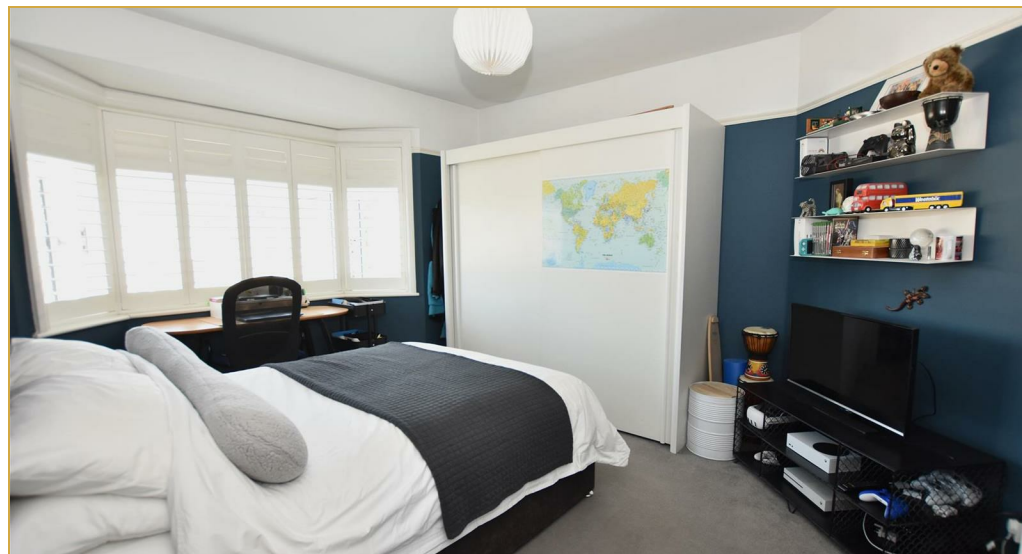
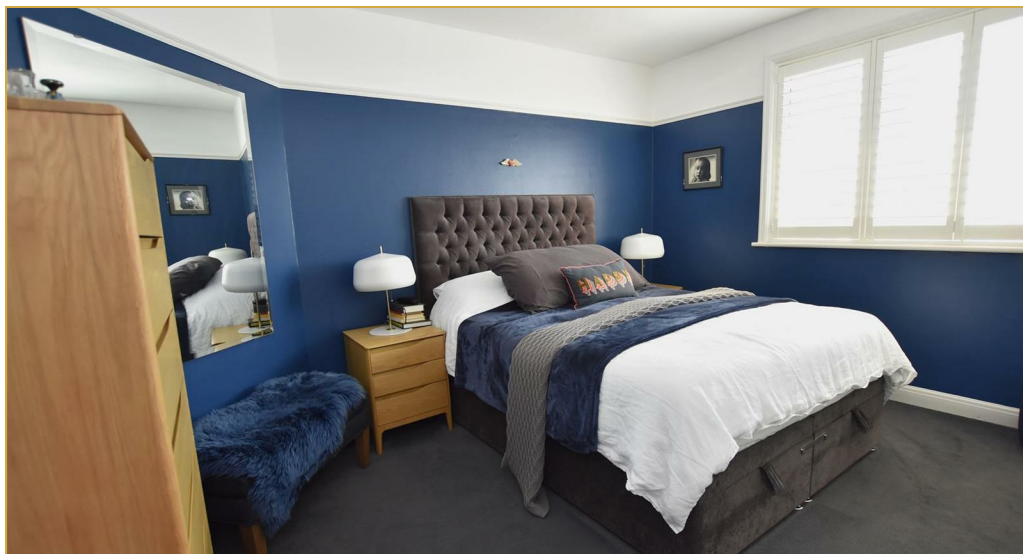
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.



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
www.epcassessments.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(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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