

whiteley helyar



812 ft²



2 double
bedrooms



bathroom



street
parking

Guide Price £385,000

3 Ashley Road, Bath, BA1 7TT

A charming double fronted cottage with walled cottage garden in this convenient and peaceful location retaining a number of delightful features such as feature fireplaces, sash windows as well as exposed floorboards and stonework.

ACCOMMODATION

dining room
kitchen with delightful open outlook
sitting room
two double bedrooms
stylish remodelled bathroom

EXTERNALLY

There is a charming low maintenance front garden, walled with timber trellis over. The garden is laid to flagstones creating a great space for entertaining and alfresco dining.

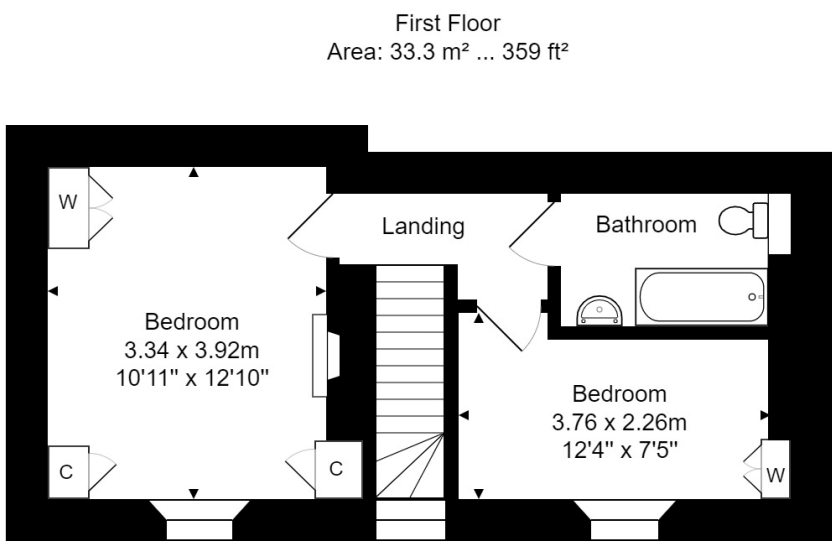
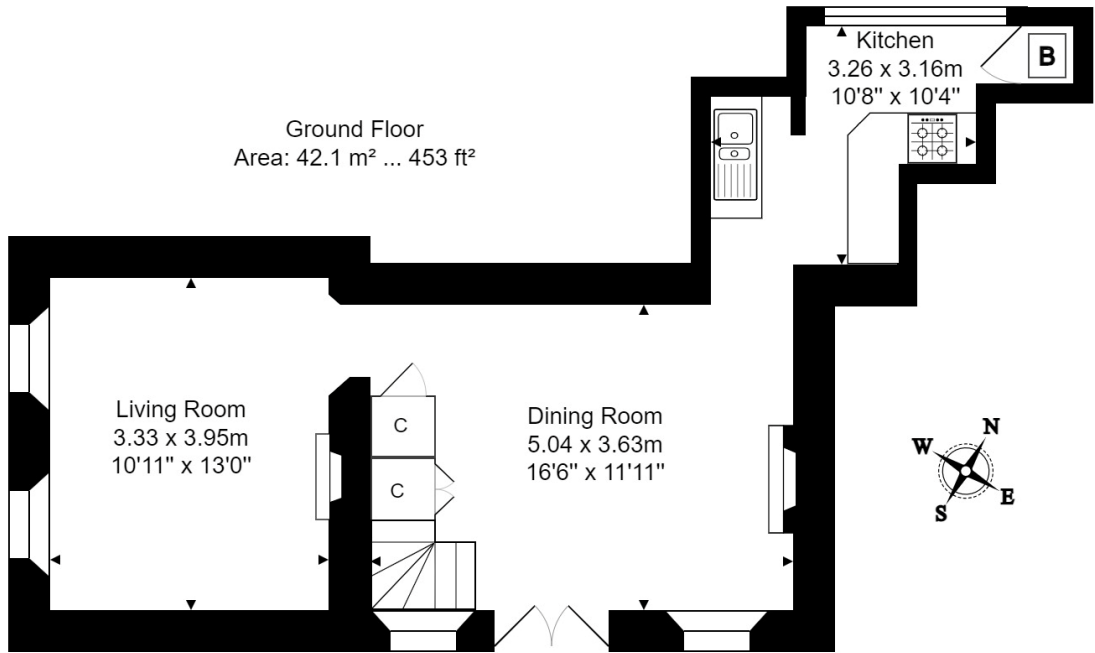
LOCATION

3 Ashley Road occupies a most convenient location in the centre of this highly sought after village. It is within a very short walk of the excellent amenities in Bathford (including a wonderful community shop/café, hair salon, pub, frequent bus service, 'outstanding' primary school, children's playground, allotments, rugby and cricket clubs and a church), fabulous walks are very close to hand - in the nearby open countryside, along the river or up in the woodland at Brown's Folly Nature Reserve, yet the centre of Bath is just 3½ miles away.





Tenure: Freehold
Council tax band: 'C' £1,906.22



Total Area: 75.4 m² ... 812 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

