

whiteley helyar



1,270 ft²



4 bedrooms



bathroom &
cloakroom



garage &
driveway parking

Guide Price £850,000

73 Cranwells Park, Bath, BA1 2YE

An excellent, well presented detached modern house enjoying a wonderful south facing aspect and far reaching views, most conveniently located in this highly sought after and peaceful location just a short walk from the very centre of Bath.

ACCOMMODATION

4 good bedrooms
large sitting room with double doors to garden
cloakroom

bathroom
kitchen/dining room
gas fired heating and double glazing

EXTERNALLY

The house stands in charming, mature, well tended gardens. In front, they are mostly grassed with access to the driveway and there is a paved path and gate leading round to the rear. This back garden is well proportioned and faces approximately South, comprising a wide paved sun terrace directly off the house (with a vine-clad pergola) and a lawn, together with flower and herbaceous borders, various shrubs and bushes. At the end of the garden is a single garage, with space in front to park a further vehicle.

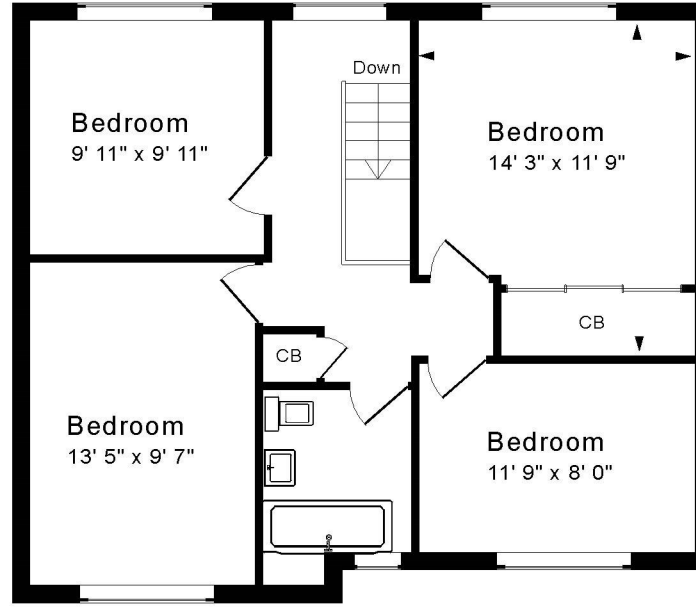
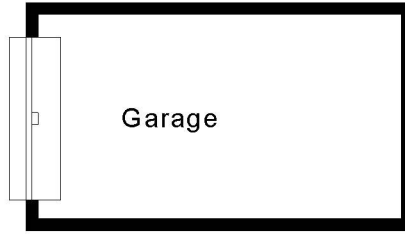
LOCATION

73 Cranwells Park occupies a lovely position, being quiet yet very handily placed at the end of this select "no through" road. It is very close to Royal Victoria Park - with its superb Botanical Gardens, extensive children's playground, golf and tennis - is within a mile or so of the city centre and offers easy access to the M4 without having to cross the city. The house is also very close to Snapdragons Nursery, King Edwards Pre-Prep, both Royal High & Kingswood Junior and Senior Schools and it is also within walking distance of the Royal United Hospital.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

Tenure: Freehold
Council tax band: 'F' £3,043.52

Approx. Gross Internal Floor Area 1,270 Sq. Ft. / 118 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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