

whiteley helyar



827 ft²



3 bedrooms



bathroom



garage &
driveway parking

Guide Price £500,000

2 Eden Park Drive, Batheaston, Bath, BA1 7JH

A three bedroom detached bungalow in need of complete modernisation positioned in this sought after no through road within easy reach of local amenities. The property is positioned on an attractive level plot with a detached garage and large driveway and offers great potential to extend subject to the relevant consents.

ACCOMMODATION

entrance hall	three bedrooms
kitchen dining room	bathroom
17 ft sitting room	detached garage

EXTERNALLY

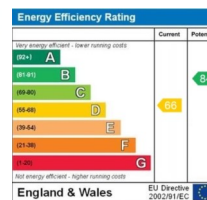
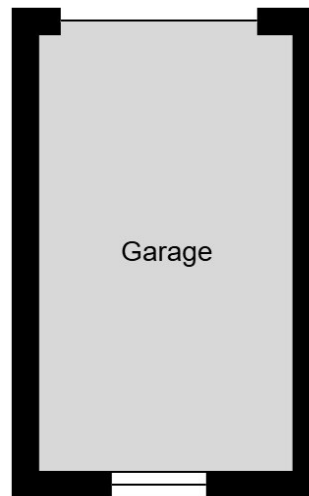
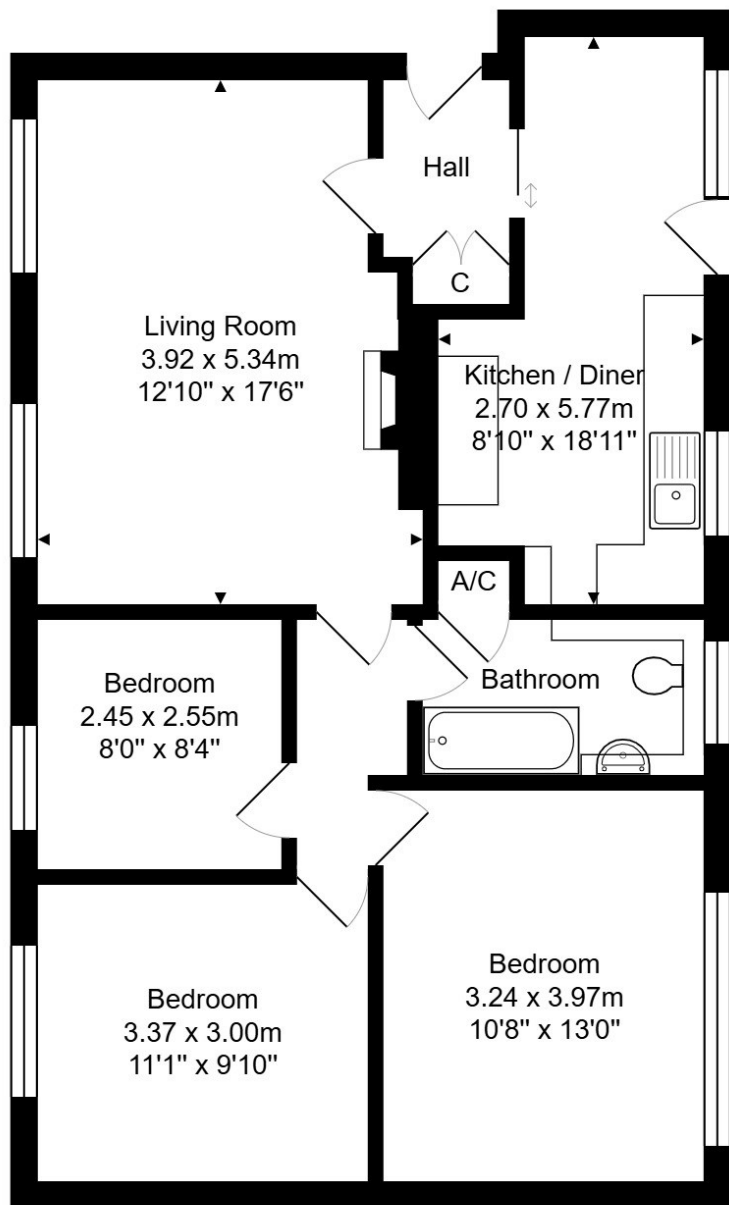
The bungalow enjoys well-kept gardens to the front, side and rear. To the front of the property is a generous driveway providing space to park several vehicles and access to the detached single garage. The South West facing rear garden is laid to lawn, planted with a number of shrubs, bushes and flowers to borders.

LOCATION

The property occupies a wonderful, convenient and popular position within a peaceful 'no through' road. It is within walking distance of the various shops and amenities in Batheaston (including an excellent doctors' surgery, chemist, post office, takeaways, general store, pub, 2 churches, children's playground and well respected junior school), whilst the facilities in Bathford are also close by. Walks through open countryside or along the River Avon are close at hand, there is a frequent bus service from Batheaston into the city centre - some 3 miles distant - whilst swift access to the M4 (both Bath and Chippenham junctions) is available without having to cross Bath.







Tenure: Freehold
Council Tax Band: 'E' - £2,700.10

Total Area: 76.9 m² ... 827 ft² (excluding garage)

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

