

whiteley helyar



1,583 ft²



4/5 bedrooms



bathroom &
cloakroom



garage &
driveway parking

Guide Price £800,000

55 Cranwells Park, Bath, BA1 2YE

An extended four/five bedroom detached house in need of refurbishment most conveniently located in this highly sought after and peaceful location just a short walk from the very centre of Bath.

ACCOMMODATION

entrance hall	downstairs shower room
kitchen	downstairs cloakroom
living room	4/5 bedrooms
dining room	family bathroom
garden room with sliding door to garden	gas fired heating and double glazing

EXTERNALLY

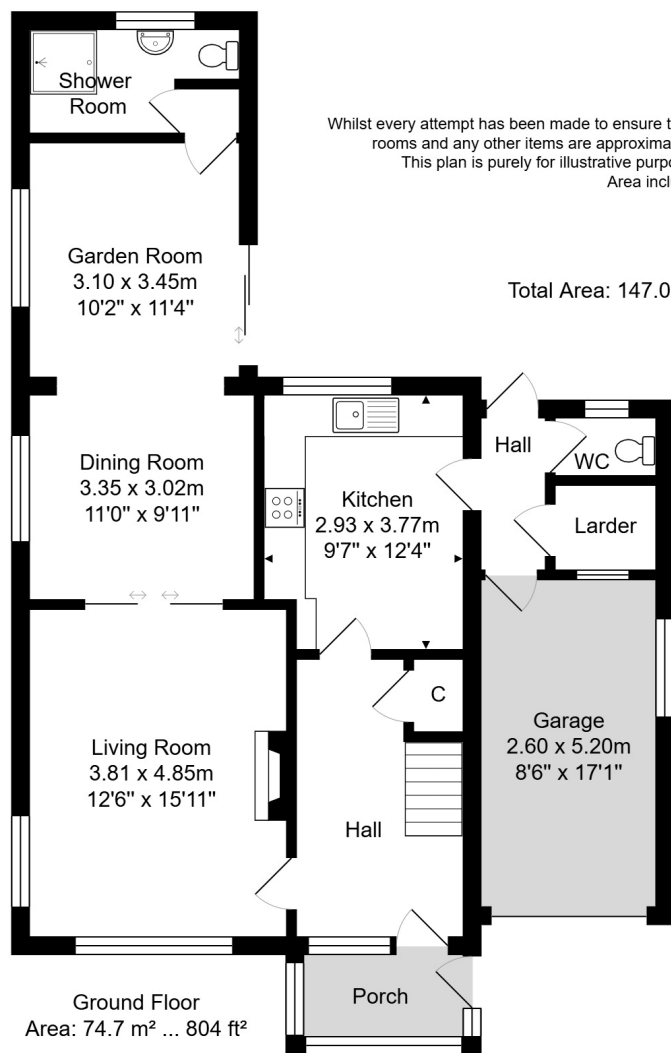
The house stands in charming, mature, well tended gardens. In front, they are mostly grassed with access to the driveway and there is a path and gate leading round to the rear. The back garden is larger than average comprising a wide paved terrace directly off the house a lawn, together with flower and herbaceous borders, various shrubs, bushes and fruit trees.

LOCATION

55 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.

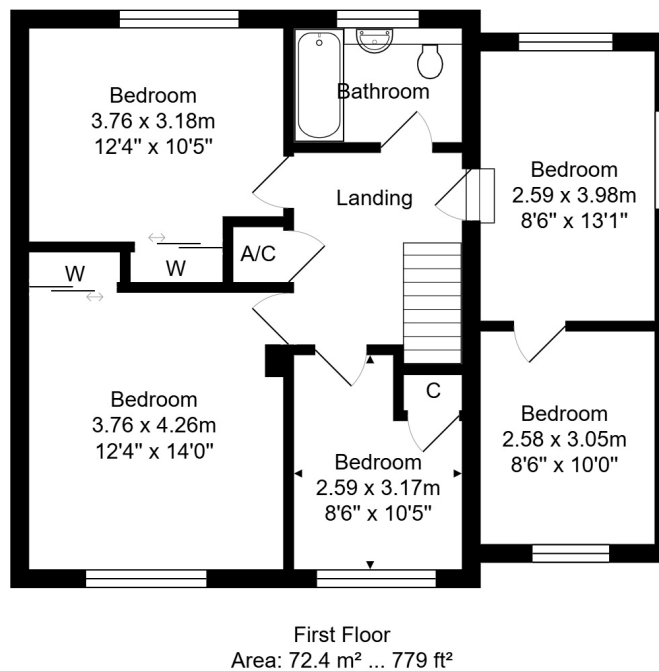






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.epcasassments.co.uk

Total Area: 147.0 m² ... 1583 ft² (excluding garage, porch)



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

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

