

whiteley helyar



885 ft²



2 double
bedrooms



bathroom
& cloakroom



garage &
driveway
parking

Offers Over £650,000

7 Northfields, Lansdown, Bath, BA1 5TN

A charming double-fronted detached bungalow in need of some updating but very well situated in this quiet and highly sought after location just a mile from the city centre.

ACCOMMODATION

2 double bedrooms
bathroom
kitchen

gas fired heating and double glazing

en-suite cloakroom to main bedroom

19' double-aspect sitting/dining room

conservatory

detached garage and driveway

EXTERNALLY

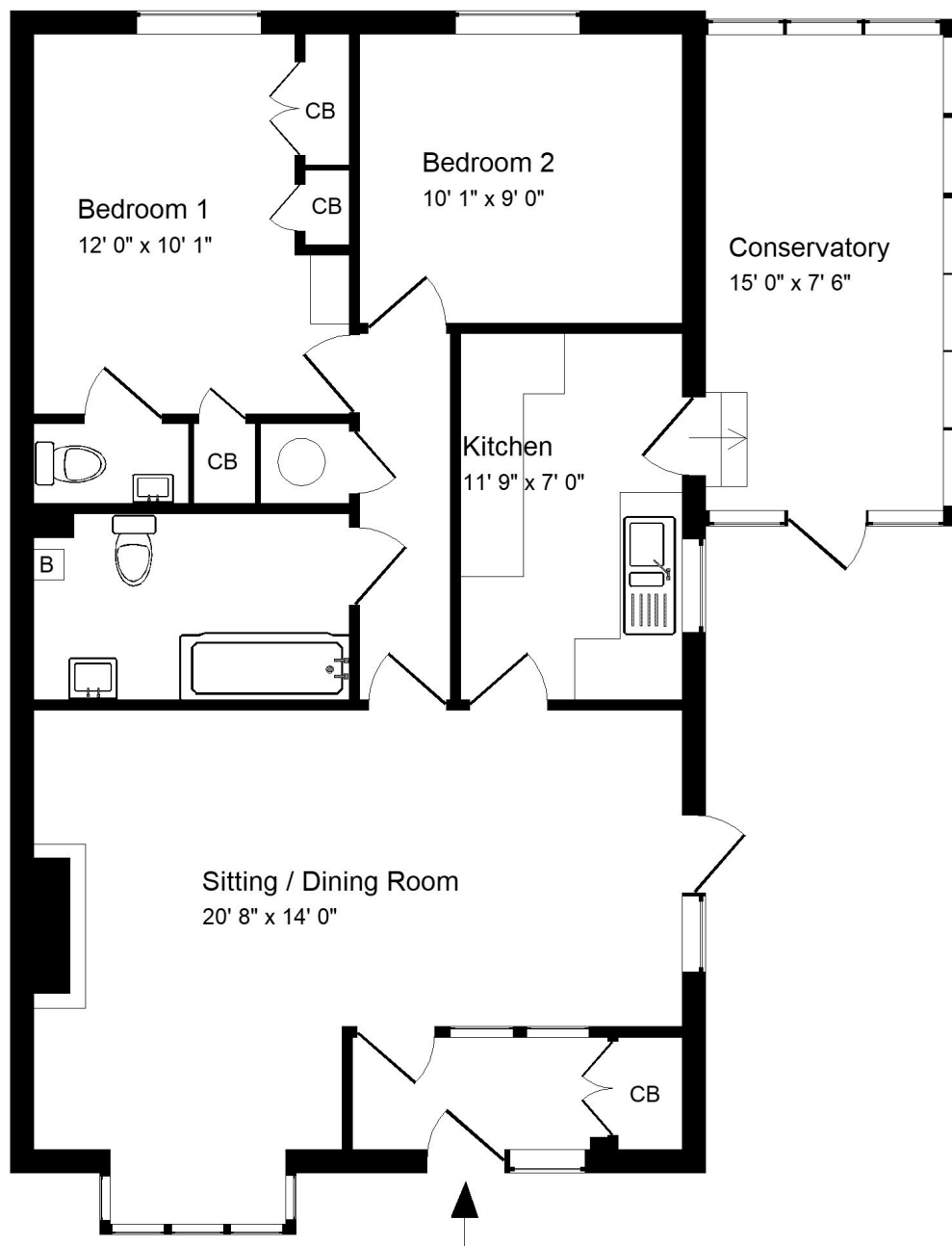
7 Northfields stands in pretty gardens to the front, side and rear. They are enclosed and well tended, with a variety of ornamental shrubs, bushes, flower and herbaceous borders, together with paved sitting areas. The block-paved driveway leads from the garage to the road and offers gated parking for additional vehicles.

LOCATION

The bungalow occupies a wonderful, tucked away position on Bath's prime Northern slopes. Lansdown Tennis, Squash & Croquet Club, St Stephens Church, Royal High and Kingswood schools are very close at hand, whilst the centre of Bath (with its countless shops, restaurants and other amenities) is only a mile or so away - well served by a regular bus service. Swift access to the M4 is also available without having to cross the city.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		84
B (81-91)		
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



Approx. Gross Internal Floor Area 885 Sq. Ft. / 82 Sq. M
Includes Conservatory. Excludes Garage.
For identification purposes only. Not to scale.
Drawing Number: 172-961j
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Tenure: Freehold
Council Tax Band: 'F' £3,198.78