

whiteley helyar



833 ft²



3 bedrooms



bathroom



driveway

Guide Price £500,000

36 Croft Road, Bath, BA1 6JJ

A wonderful three bedroom family home, located between Camden and Larkhall, with off-street parking and a very useful undercroft and large garden store. The kitchen and dining room have been knocked through to create a fantastic family space, with steps then leading down to the decked and lawned rear garden, from which there are lovely views across the valley.

ACCOMMODATION

Entrance hall
Bay fronted sitting room with built-in storage and feature fireplace
Modern bathroom

Open plan kitchen/dining/family room with access to the garden
Two double bedrooms and one single bedroom

EXTERNALLY

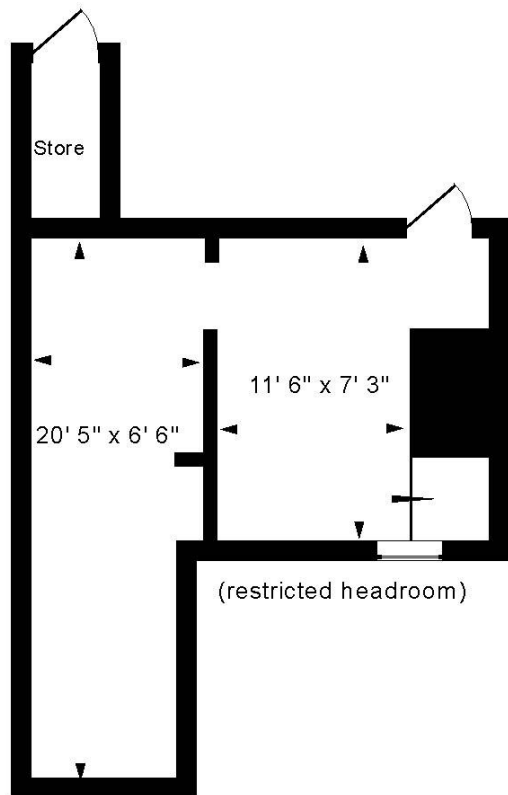
To the front of the house, there is a recently constructed off-street parking space, with steps alongside leading down to the front door. The decked area is adjacent to rear of the house and provides a lovely spot from which you can sit and admire those views, with a couple of steps then down to the lawn which has a raised planted border to one side. To the rear of the garden, what was historically a large single garage has good pedestrian and bike access (vehicle access is now very tricky) and together with the undercroft provides in excess of 450 sq ft of storage.

LOCATION

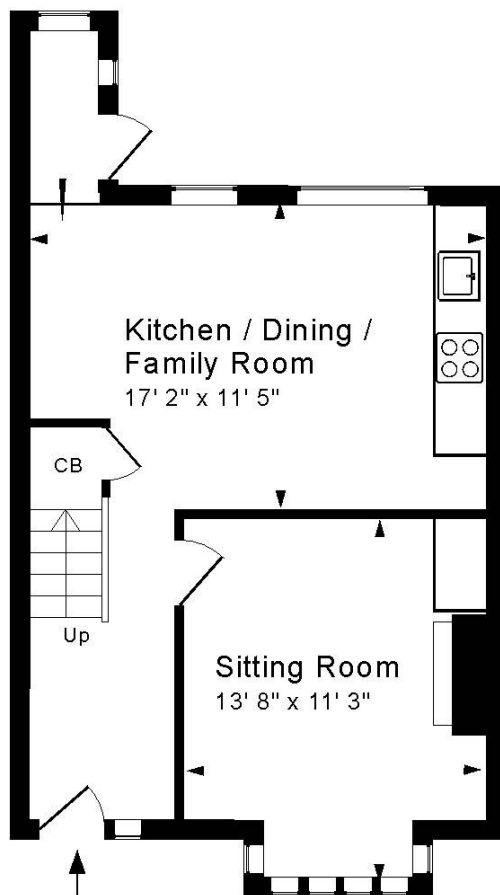
At the lower end of Fairfield Park, the location is within walking distance of the shops of Claremont & Larkhall (including a delicatessen, café, post office, greengrocer, supermarket, takeaways, pub and theatre), as well as open countryside. The city centre is just over a mile away, which is well served by the number 6 & 7 bus routes, whilst the M4 can be accessed without having to cross the city.



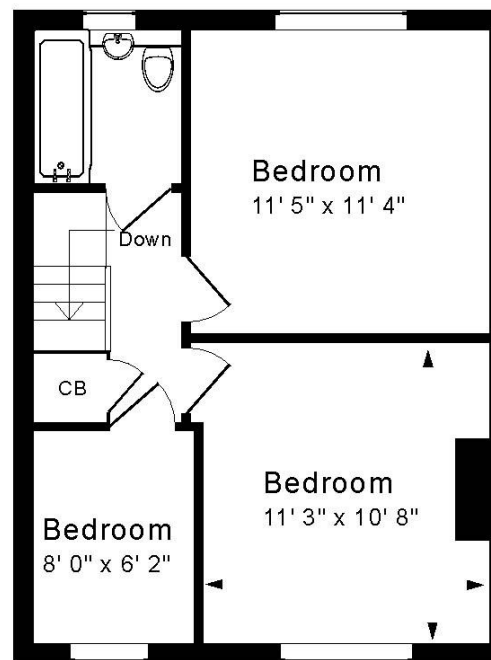




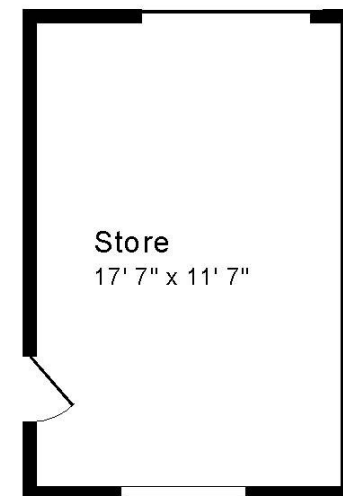
Undercroft



Ground Floor



First Floor



Store

Approx. Gross Internal Floor Area:
House: 833 Sq. Ft. / 77 Sq. M
Undercroft & Stores: 470 Sq. Ft. / 44 Sq. M

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Drawing Number: 172-0821

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Tenure: Freehold
Council Tax: 'C' = £1,968.48

Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs	A (91-100)		84
	B (81-90)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

