

whiteley helyar



873 ft²



3 bedrooms



shower room



residents parking
permits available

Guide Price

£ 400,000

3 Entry Hill Gardens, Bath, BA2 5NR

A semi-detached 1930's house in need of modernisation, but standing in good size gardens in a quiet 'no through' road within walking distance of the city centre.

ACCOMMODATION

3 bedrooms	shower room
sitting room	dining room
kitchen	utility
gas fired heating	double glazing

EXTERNALLY

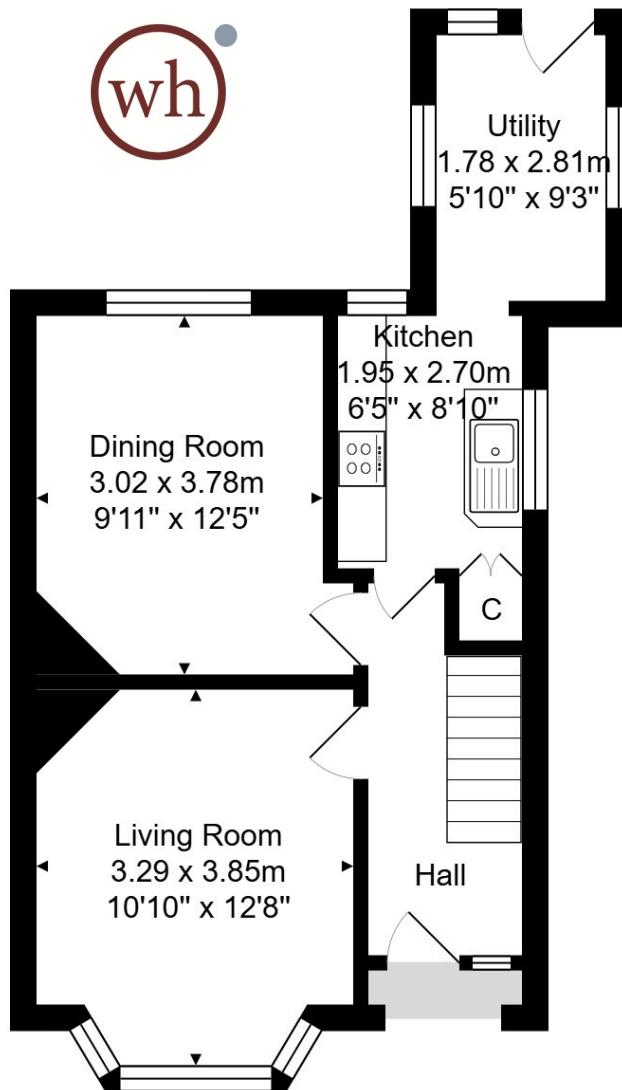
Good size gardens to front, side and rear. They are enclosed, almost level, mostly grass with a detached garden store. Parking is 'on street', with the house being in Zone 22 for BANES Residents Parking.

LOCATION

The house occupies a popular and peaceful position in this tucked away and convenient location, below Entry Hill. It is close to the Tesco Express and just a short walk from the various shops and amenities on Bear Flat, as well as access to the Two Tunnels cycling/walking route. Bath Spa Railway Station (served by buses) and the various shops and amenities at Widcombe are only 1½ miles or so away, whilst the centre of Bath - with its countless facilities - is just beyond.







Ground Floor
Area: 42.6 m² ... 459 ft²

First Floor
Area: 38.4 m² ... 414 ft²

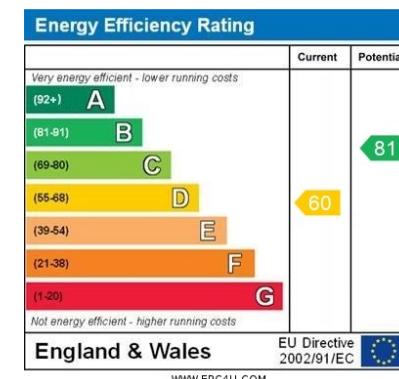
Total Area: 81.1 m² ... 873 ft²

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

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**Tenure: Freehold
Council Tax Band: 'D'
£2,107.05**

