

whiteley helyar



555 ft²



bedroom



shower room



on-street
parking

Guide Price £200,000

245 London Road East, Batheaston, Bath, BA1 7RL.

An end of terrace, one bedroom Grade 2 listed period cottage in need of refurbishment, and offered with no onward chain. Situated in the ever-popular village of Batheaston, on the fringes of the city, the house has some lovely period features, and a good size garden to the rear.

ACCOMMODATION

Sitting room with wonderful period fireplace & stone mullion window with seat
Kitchen with access to the garden

Shower room

Bedroom with lovely views and another feature fireplace

EXTERNALLY

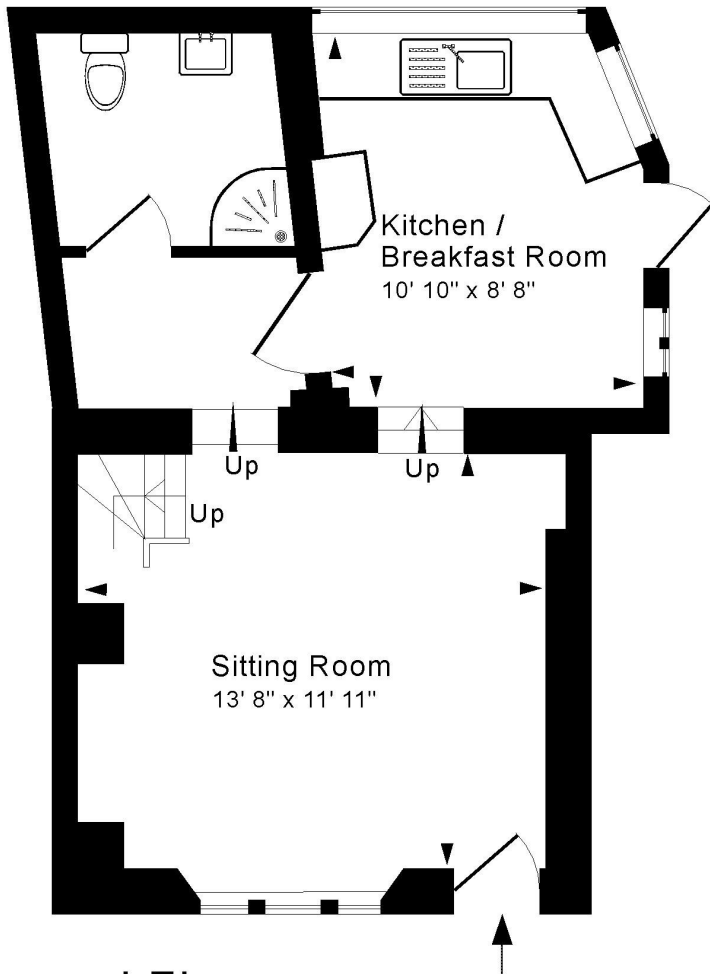
Set behind a stone wall, the small front yard area sets the house a little back from the road. From the kitchen, you step onto a shared patio area with steps leading up to the garden. A central path, again shared with next door, divides the two gardens left and right, and leads up to the rear of the plot where there is pedestrian access out to Bannerdown Road.

LOCATION

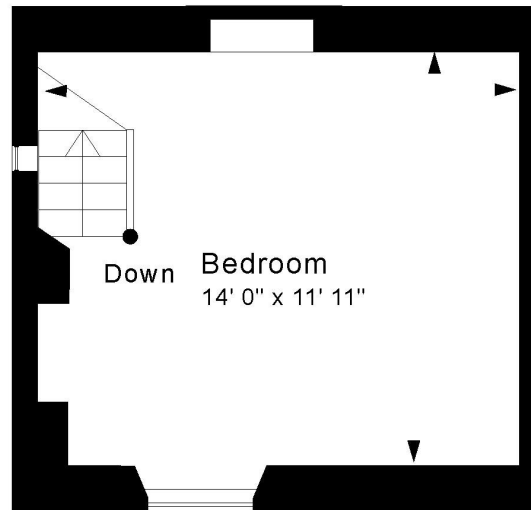
The cottage occupies a lovely position and a beautiful open outlook to the front. It is within a short walk of the various shops and amenities in Batheaston (including the fabulous Gather café, a doctors surgery, chemist, post office, takeaway, general store, pub, childrens playground and an excellent primary school) whilst The Crown, junior school and other facilities in Bathford are also nearby. Walks through open countryside and along the River Avon are close at hand, there is a regular bus service nearby 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.







Ground Floor



First Floor

Approx. Gross Internal Floor Area 555 Sq. Ft. / 51 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number: 172-0855
 245 London Road East, Batheaston, Bath, BA1 7RH.



Tenure: Freehold
Council Tax Band: 'C' - £2,061.32



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		81
D (55-68)		
E (39-54)	48	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		