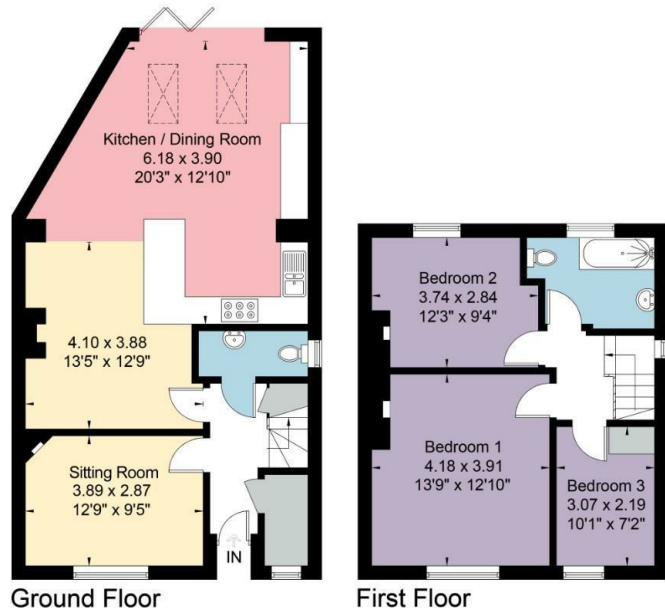


Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft

room



- Key
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and its such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.zestlovesproperty.com | © Zest - Creative Property Marketing Ltd 2018

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

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FOR SALE



CHESTNUT GROVE, BATH
BA2 2HH
3 BEDROOM HOUSE

GUIDE PRICE
£395,000

- A spacious and light family home, semi detached enjoying a substantial extension
- Three bedrooms, family bathroom
- Free on street parking, no onward chain
- Open plan kitchen/diner and snug, separate lounge, downstairs W.C
- Spacious rear garden and far reaching views from the front
- Freehold, EPC rating C, Council tax band C



DESCRIPTION

A fantastic three bedroom property, offering a recently extended open plan kitchen/diner and snug area with bi-fold doors leading out to the well proportioned garden, as well as separate lounge and downstairs W.C. Upstairs there is three bedrooms along with a family bathroom with shower over bath. The property benefits from far reaching views from the front of the property and free on street parking.

Regular buses run to the centre and onward transport, including rail options, take you to London Paddington (1 hour 15 minutes), Bristol (10 minutes) and further west. Nearby leisure facilities include Entry Hill golf course (soon to be a mountain bike park), Odd Down cycle track and the Baskervilles gymnastic and fitness centre.

SOUTHDOWN

Southdown is a popular, residential area located on the southern slopes of the city. Countryside walks around Englishcombe Lane are located nearby and a short distance takes you to the many amenities located in Oldfield Park, Odd Down and Bear Flat.

