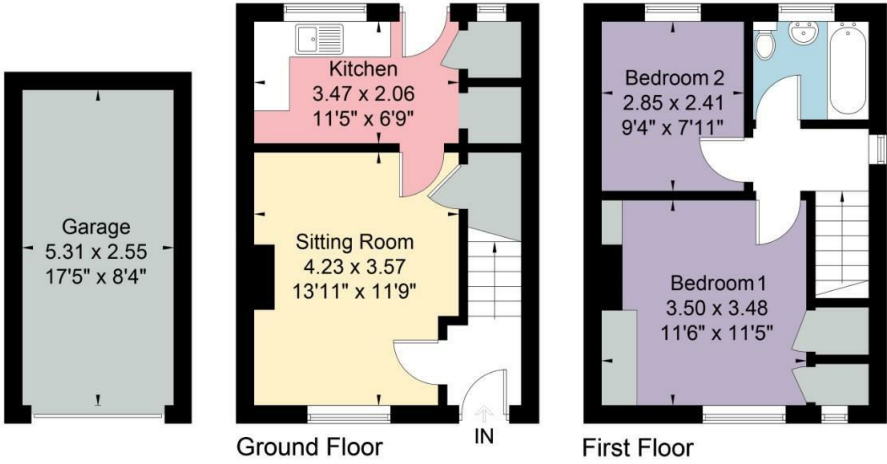


Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EPC Information		

Approximate Gross Internal Area = 58 sq m / 624 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 71.5 sq m / 769 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 no such are for illustrative purposes only. Not to Scale. Photography (Drone) Video Tours (Floor Plans) (Energy Performance Certificates) (Design) Print (www.roomcpm.com) © Room - Creative Property Marketing Ltd 2014

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.

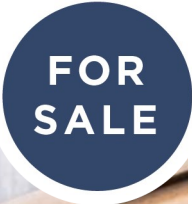
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SPRING CRESCENT, BATH BA2 4HZ

GUIDE PRICE
£245,000

2 BEDROOM HOUSE - END TERRACE

- A end of terrace property in need of complete refurbishment
- Two bedrooms, bathroom
- Within the sought after area of Widcombe
- Kitchen, living room and ample storage
- Rear garden, driveway and garage
- Freehold, EPC rating TBC, Council tax band C



DESCRIPTION

Located within easy walking distance of the city centre, this two-bedroom home offers excellent potential and is ideal for buyers looking for a full refurbishment project. The property features a kitchen, living room, two double bedrooms, and a bathroom. with potential to extend. Externally, there is a rear garden, garage, and driveway providing off-street parking. Offered with no onward chain.

LOCATION

Widcombe is located on the South side of the city, just across the river and is one of Bath's most desirable residential areas. Widcombe high street is thriving, with many independent shops, boutiques, cafes, delis, convenience stores and pubs. Widcombe also benefits from a doctors surgery, dentist and veterinary surgery and

the ever popular Prior Park garden centre. With a number of churches in the area, and a fantastic infant and junior school, it is not surprising that Widcombe is a much sought after area for families. Just a 5 minute walk takes you in to Bath city centre and Bath Spa Railway Station, with fast trains every 30 minutes to London Paddington, and every 15 minutes to Bristol.

