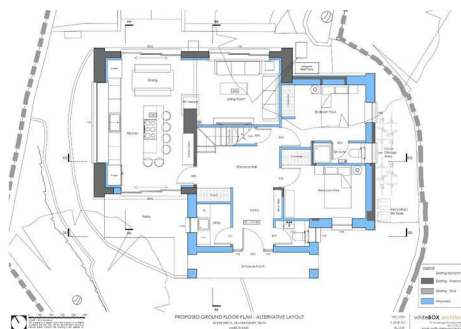




Silver Birch 25 Marksbury, Bath, BA2 9HR

Offers In The Region Of £475,000

Nestled in the charming village of Bath, 25 Marksbury presents an exceptional opportunity for those seeking a delightful detached house. Built in 1970, this well-presented property is situated within a generous plot and boasts three spacious bedrooms, making it ideal for families or those desiring extra space.

Planning permission has been granted to develop the property into either a THREE bedroom detached house with two reception rooms, OR, a FIVE bedroom detached house! Plans for both are readily available for interested buyers. This presents a unique chance to enhance the property further, tailoring it to your personal preferences and needs.

The exterior of the house is equally appealing, featuring a garage and off-street parking, ensuring convenience for you and your guests. The village location adds to the charm, providing a peaceful environment while still being within easy reach of local amenities and attractions.

In summary, 25 Marksbury is a well-appointed detached house that combines comfort, potential, and a desirable location. Whether you are looking to settle down in a tranquil village or seeking a property with development possibilities, this home is certainly worth considering.

Entrance via uPVC double glazed front door into

Porch

uPVC double glazed windows to front and side aspects, door to

Hallway

8'2" x 6'0" (2.49 x 1.83)

Stairs rising to first floor landing, single radiator, doors to

Kitchen/Breakfast Room

10'5" x 12'4" (3.18 x 3.77)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and electric hob with extractor over, space for under unit fridge freezer, space and plumbing for dishwasher, single radiator, under stairs storage cupboard, uPVC double glazed obscured glass door to alleyway.

Alleyway

Pedestrian door to garage, door to rear aspect, door to

Utility Area

Space and plumbing for washing machine, space for additional fridge freezer.

Bathroom

8'0" x 5'10" (2.45 x 1.80)

uPVC double glazed obscured windows to side and front aspect, paneled bath with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, heated towel rail.

Sitting Room

12'8" x 12'11" (3.88 x 3.96)

uPVC double glazed window to front aspect, double radiator.

Bedroom Three/Study

5'11" x 12'11" (1.81 x 3.96)

uPVC double glazed window to rear aspect, double radiator.

First Floor Landing

Access to loft space, doors to

Master Bedroom

16'3" x 11'7" (4.96 x 3.55)



uPVC double glazed window to side aspect enjoying stunning countryside views, single radiator, fitted wardrobes.

Bedroom Two

16'2" x 9'2" (4.95 x 2.80)



uPVC double glazed window to side aspect, 2 single radiators, fitted wardrobes.

W/C

Obscured uPVC double glazed window to rear aspect, close coupled w/c, wash hand basin with mixer taps and storage beneath.

Outside



The front of the property is well maintained with a gravel driveway providing off street parking for several vehicles and access into the garage with metal up and over door, the remainder is laid mainly to lawn with a selection of trees and shrubs surrounding the lawn. There is side access to the rear garden from both sides. The rear garden has a patio area ideal for garden furniture immediately adjacent to the property, the remainder is laid mainly to lawn and is enclosed by stone walling.

Directions

Floor Plan

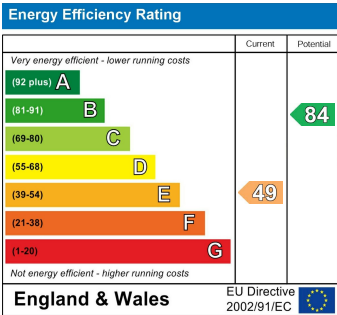


Total area: approx. 115.1 sq. metres (1238.4 sq. feet)
25 Silver Birch , Marksbury, Bath

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.