



**108 North Road, Combe Down, Bath,  
BA2 5DJ**

**Guide Price £450,000**

An impeccably styled 982sqft extended end terraced three bedroom family home close to Rainbow Woods and the top of Ralph Allen Drive in the heart of sought after Combe Down. Benefiting from south facing rear gardens and a garage. Solid and sensible 1930s architecture with two original receptions and a beautifully extended kitchen/breakfast room on the ground floor. Upstairs you'll find three bedrooms (two excellent doubles and a single/study) plus an immaculate white three piece bathroom. Retained character melded throughout with modern convenience. Sole Agents

- 982sqft
- Three bedrooms
- Two receptions
- South facing gardens
- Garage





## Property Description

**ENTRANCE HALL** Top & side lit part glazed front door from recessed porch, radiator, cloaks area, stairs to first floor with storage cupboards under.

**SITTING ROOM** Two double glazed front windows, radiator.

**DINING ROOM** Double glazed rear window, radiator, original tiled fireplace.

**KITCHEN/BREAKFAST ROOM** Breakfast table area with radiator and understairs pantry shelving. Kitchen with double glazed rear window, Velux skylight and double glazed door to rear garden. Range of base and wall units with worktops and inset sink/drainage. Inset electric hob with hood over, fitted double oven, fitted microwave, fitted fridge/freezer, fitted washing machine and dishwasher, part tiling to walls.

**LANDING** Loft access with pull down ladder.

**BEDROOM 1** Double glazed front window, radiator.

**BEDROOM 2** Double glazed rear window, radiator, original tiled fireplace, linen cupboard housing Worcester gas combination boiler.

**BEDROOM 3/STUDY** Double glazed front window, radiator.

**BATHROOM** Double glazed rear window, heated towel rail, low level W.C, handbasin, panelled bath with shower over, part tiled walls, storage cupboard, extractor fan.

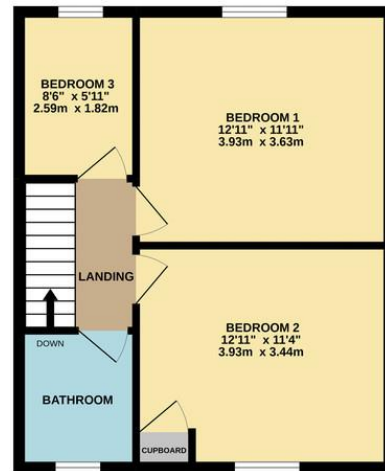
**REAR GARDENS** 39ft x 26ft - south facing  
Patio, lawn, flower beds, gated rear access.

**GARAGE** Single detached garage with gravelled area to front. Currently not used for parking but fence panels can be removed from west side of rear garden to allow access from side lane.

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements