

KIT JOHNSON

residential



Larkhall, Bath

£700,000

A Beautifully Appointed, Spacious Semi Detached House in a Prime Location. EPC Grade D



Rozel
Eden Villas
Bath
BA1 6SH

PRICE: £700,000

A stunning light and airy 1950's semi detached house in an extremely popular residential location East of the City Centre. Extended many years ago but now fully modernised and updated throughout and to a high specification. Hall, living/dining room, fitted kitchen with integrated appliances, utility. Upstairs there are three double bedrooms, shower room and bathroom suite. Small drive leads to a refurbished single garage. Outside there is an enclosed sun trap garden with patio area and raised borders. Larkhall has a strong community vibe with quirky independent shops, pubs, popular delicatessen, bistro and butchers, while still being close to Bath's historic centre. An ideal home for a young family or perhaps someone downsizing.

1950's Extended Semi

Modernised Throughout

Three Double Bedrooms

Bathroom & Shower Room

Fitted Kitchen with Utility Room

Garage & Parking

Attractive Level Garden

1177 Sq Ft (109.4 Sq Mt)

Freehold

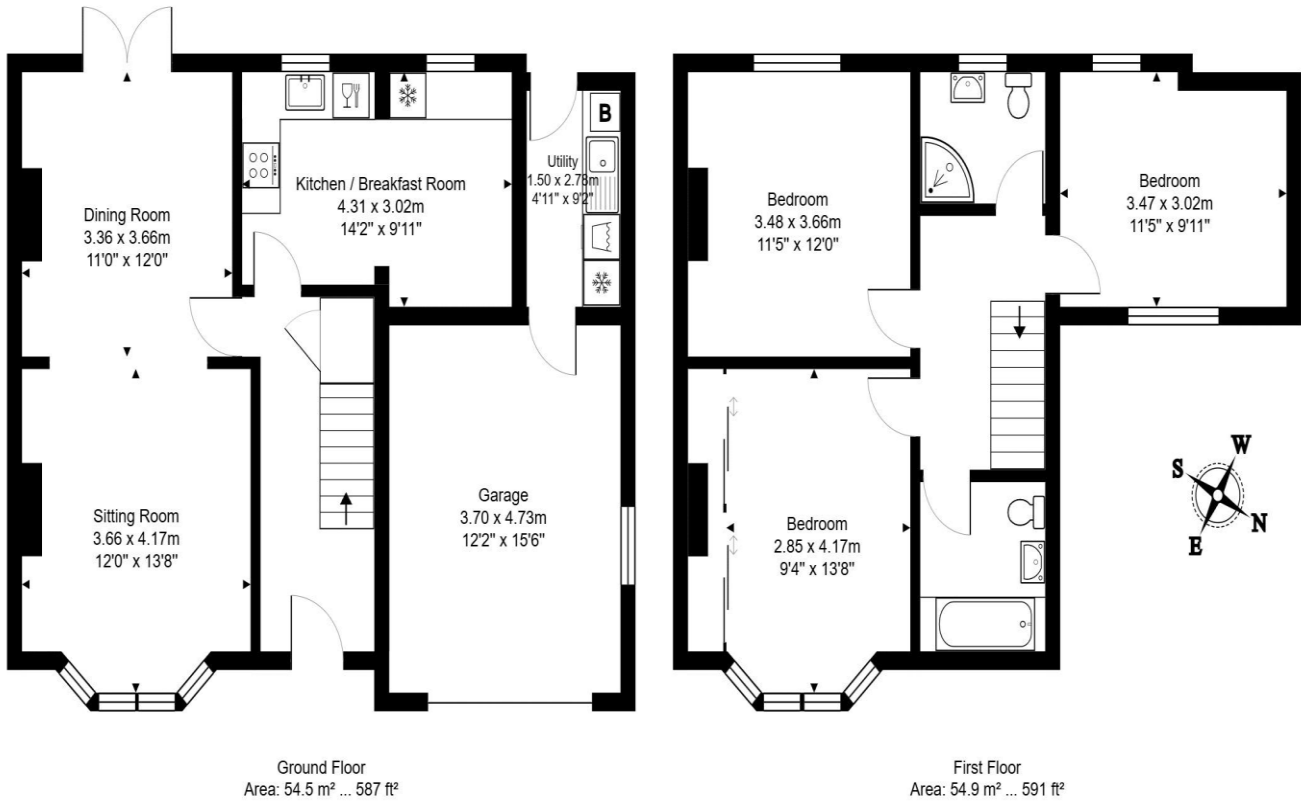
Council Tax Band D £2266

Scope to Further Extend (STC)

Excellent Local Facilities



Rozel



Total Area: 109.4 m² ... 1177 ft² (excluding garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk

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