

# whiteley helyar



1,316 ft<sup>2</sup>



3 bedrooms



bathroom &  
cloakroom



garage &  
driveway parking

Guide Price                      £700,000

3 Cranwells Park, Bath, BA1 2YD



An excellent semi-detached modern house enjoying a wonderful West facing aspect and garden, most conveniently located in this highly sought after and peaceful location just a short walk from the very centre of Bath.

### ACCOMMODATION

3 bedrooms  
large kitchen/dining room  
oak framed sun/garden room  
gas fired heating

shower room  
sitting room  
cloakroom  
double glazing

### EXTERNALLY

The house stands in charming, mature gardens. In front, they are grass with a double-width driveway to the garage and gated access to the rear of the property. The back garden is delightful, enclosed, well tended and faces approximately West. Mostly laid to an almost level lawn, there is a paved terrace directly off the house, an ornamental pond, flower and herbaceous borders, various mature shrubs, bushes and trees. At the end of the garden is a pretty 'wild garden', together with a timber shed.

### LOCATION

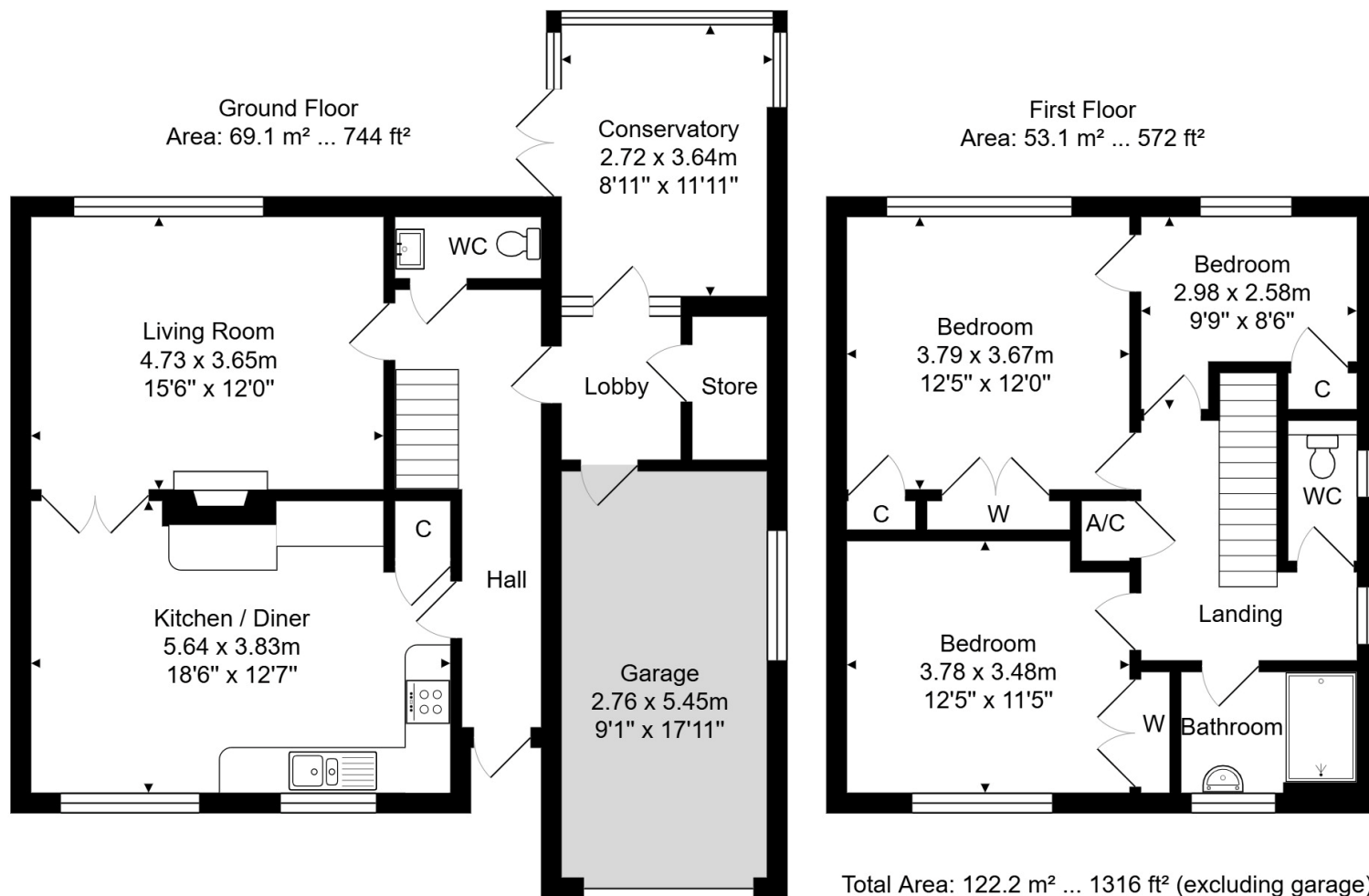
3 Cranwells Park occupies a lovely position, being quiet yet very handily placed in this select "no through" road. It is very close to Royal Victoria Park - with its superb Botanical Gardens, extensive children's playground, golf and tennis - is within a mile or so of the city centre and offers easy access to the M4 without having to cross the city. The house is also very close to Snapdragons Nursery, King Edwards Pre-Prep, both Royal High & Kingswood Junior and Senior Schools and is also within walking distance of the Royal United Hospital.



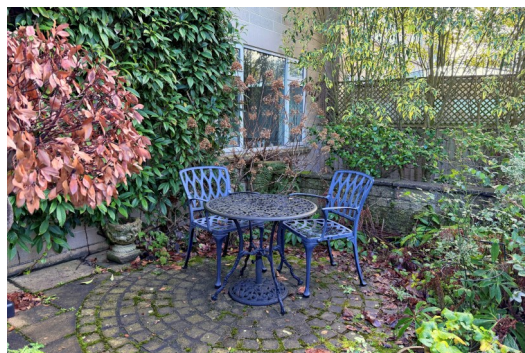








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Council tax band:** 'D' £2,214.54

