



**For Sale** £425,000



**Alpine Gardens, Bath BA1 5PE**

**Energy efficient modern terraced home in a quiet central Bath location.**

3 Beds | 2 Recepts | Gas central heating | Double glazed | Garage



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### **A great find**

This is one of those locations that people often forget about because it's tucked away next to Hedgemoor Park and surprisingly central. Elevated enough to enjoy panoramic city views and just a short walk down Walcot Street into the city centre.

The house is well presented for sale and has been a good rental investment offering up to four bedrooms. It will also appeal to homeowners who want all the benefits of a freehold house and guaranteed parking with a garage nearby.

### **Video tour**

<https://youtu.be/6rxqw93apeY>

### **Council Tax**

Band C

### **Arrange a viewing**

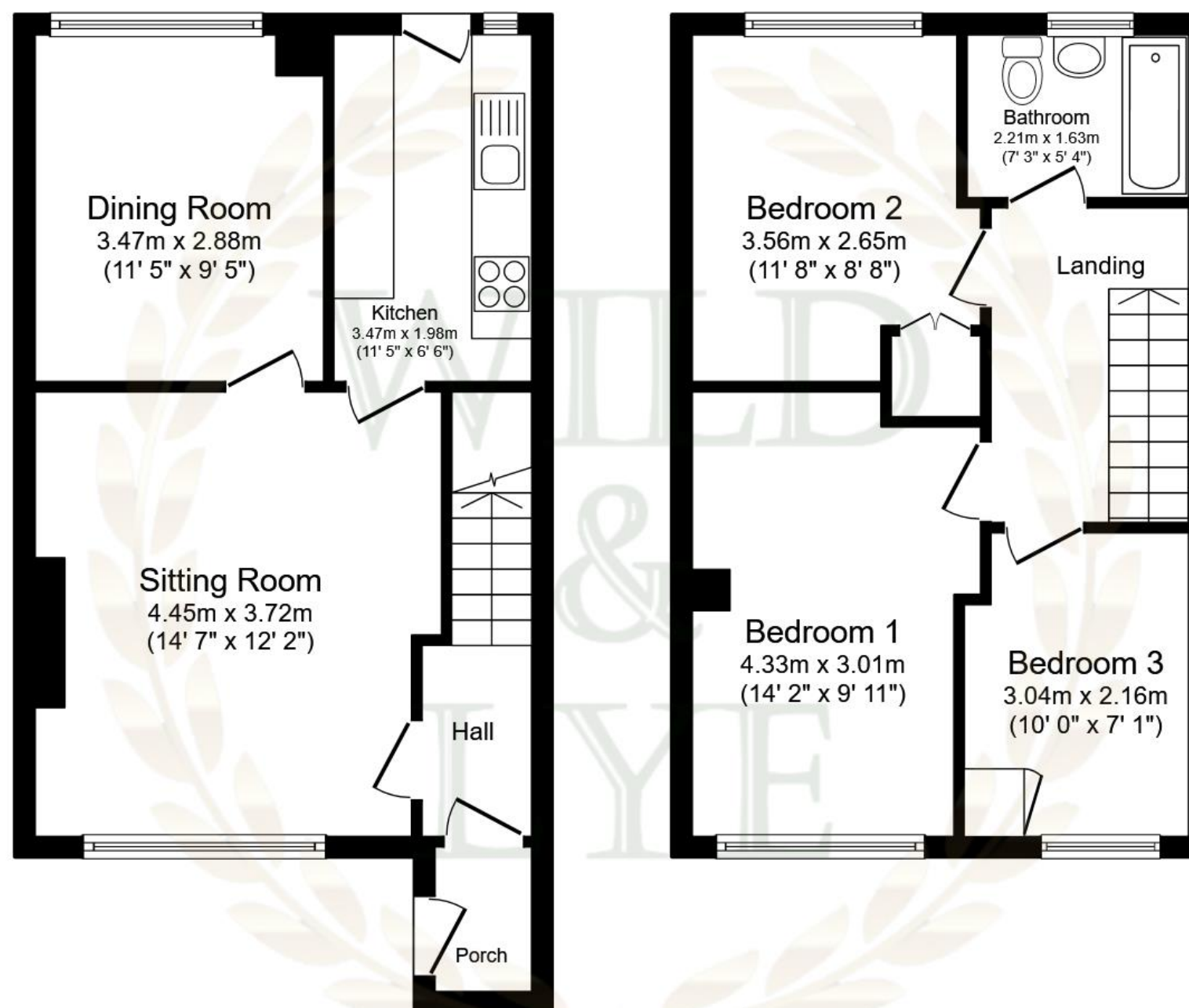
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**

Floor area 41.3 sq.m. (445 sq.ft.)

**First Floor**

Floor area 39.8 sq.m. (429 sq.ft.)

**Total floor area: 81.2 sq.m. (874 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Dining Room/Bedroom 4



Bedroom 1





Bedroom 2



Bedroom 3



Rear garden