

whiteley helyar



800 ft²



2 bedrooms



bathroom



off-street parking

Guide Price £325,000

98 Rush Hill, Bath, BA2 2QS

A period two double bedroom cottage, exquisitely presented, with off-street parking, landscaped rear garden and stunning views over the city. The two reception rooms provide a very comfortable living space, being partially open plan and with original flooring, whilst the kitchen has a very useful utility space to one side as well as a door to the garden.

ACCOMMODATION

porch
sitting room with wood burning stove and lovely views
dining room with stripped wood original floor
modern fitted kitchen with integrated appliances and access to the garden
utility lobby with storage
contemporary bathroom
two double bedrooms, both with built-in cupboards

EXTERNALLY

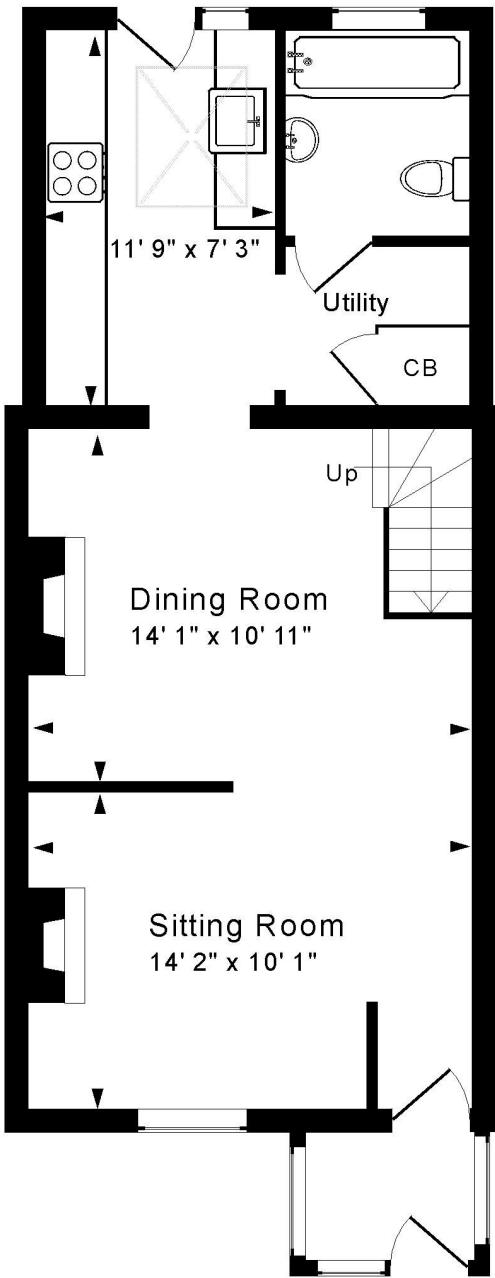
The hardstanding provides parking for one car, as well as space for the bins, with steps leading up alongside to the front porch. To the rear of the house, a very private patio with fitted seating creates a wonderfully social space, before steps lead up to the remainder of the god size garden. A path runs up one side of the plot, past a lawned area with planted borders, to a vegetable patch with raised planters. A large shed then provides great storage, and creates a break in the garden, behind which is a further very secluded area.

LOCATION

The house is situated on the southern fringes of Bath, allowing great access to open countryside whilst also being close to local facilities. Two primary schools are within easy walking distance, as are a Tesco Express, Co-op, and Sainsburys supermarket. A doctors surgery is just down the road, and the location is well served by buses into the centre of the city.

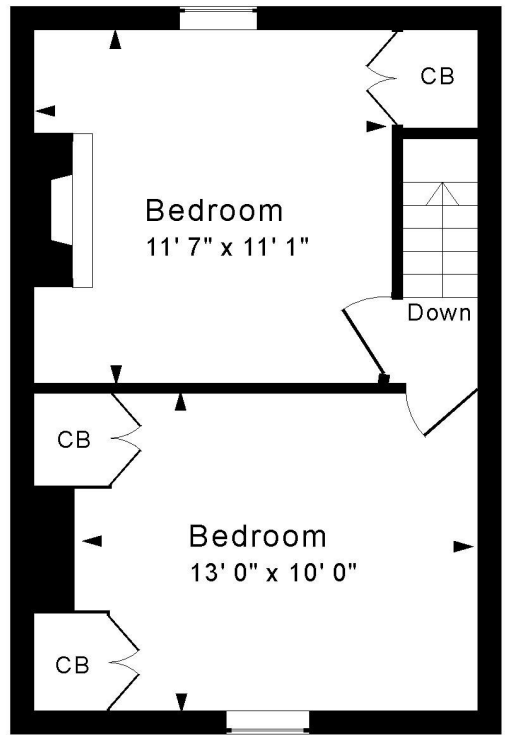






Tenure: Freehold
Council Tax Band: 'C' £2066.91
(2026/2027)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	69	
(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	
www.epc4u.com			



First Floor



Ground Floor

Approx. Gross Internal Floor Area 800 Sq. Ft. / 74 Sq. M
 Excludes Porch

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Drawing Number:172-0892

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