

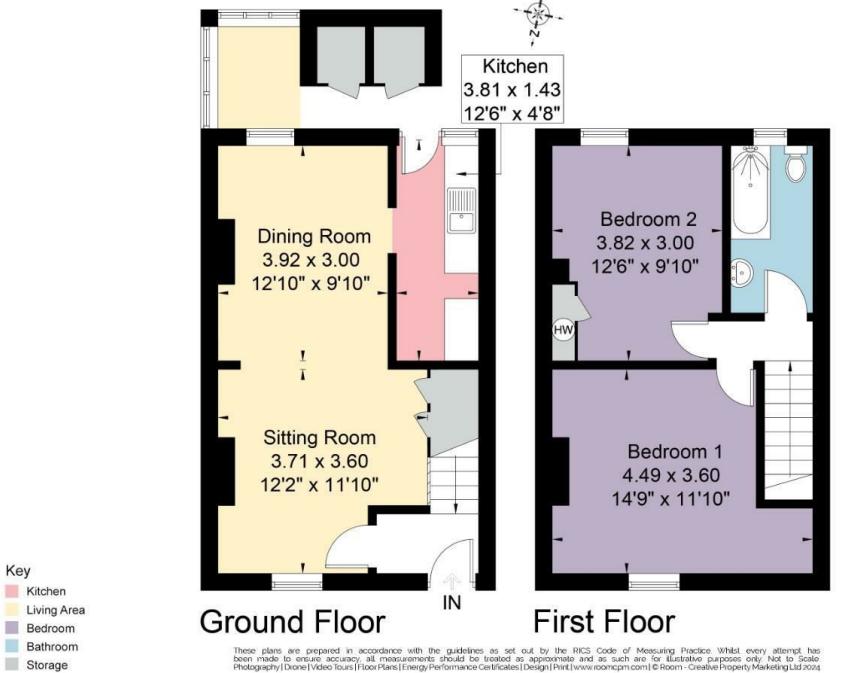
ZEST SALES  
&  
LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR  
SALE

25 Highland Road, Bath BA2 1DY  
Approximate Gross Internal Area = 74.2 sq m / 798 sq ft

room



**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

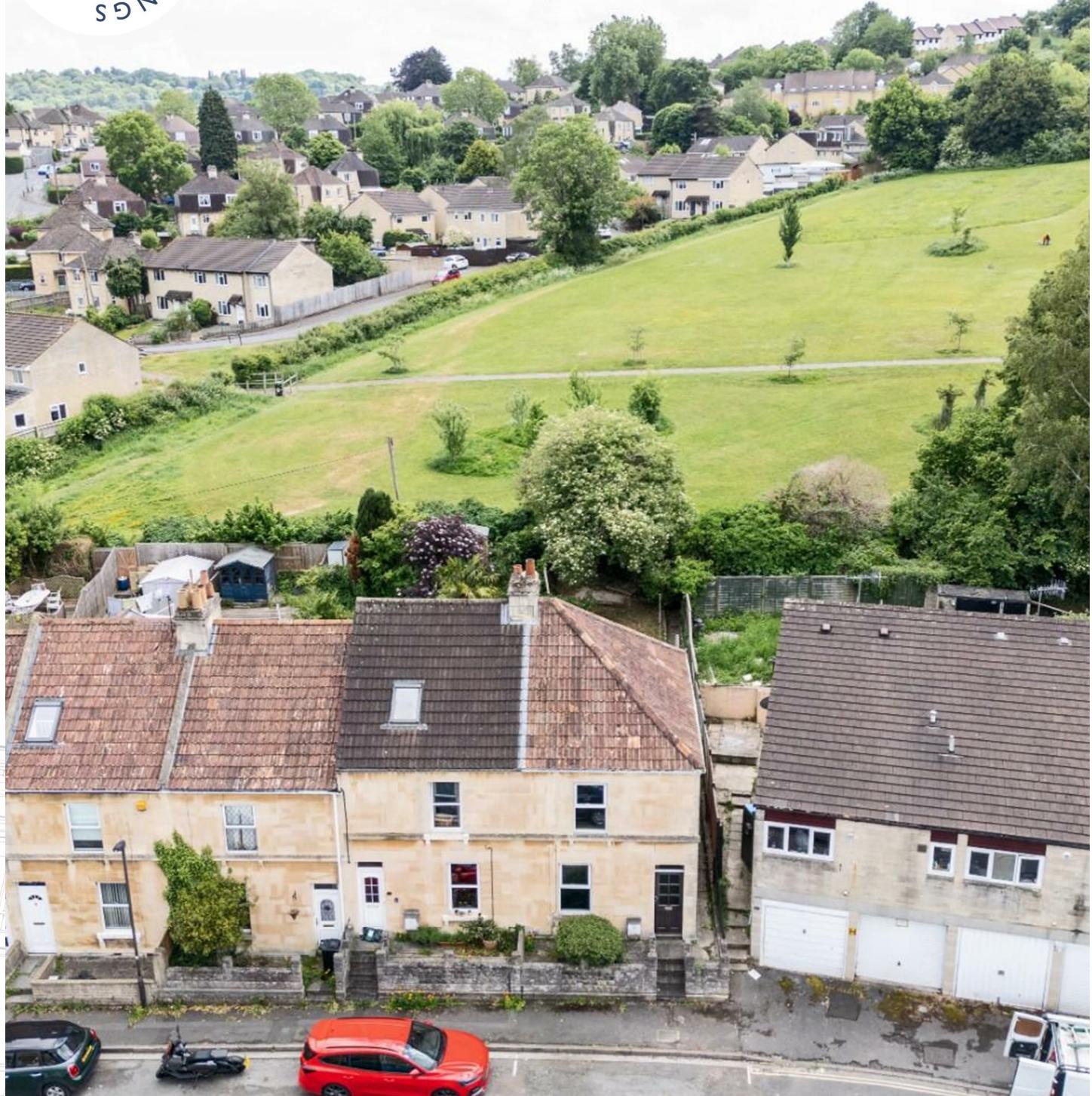
**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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BATH  
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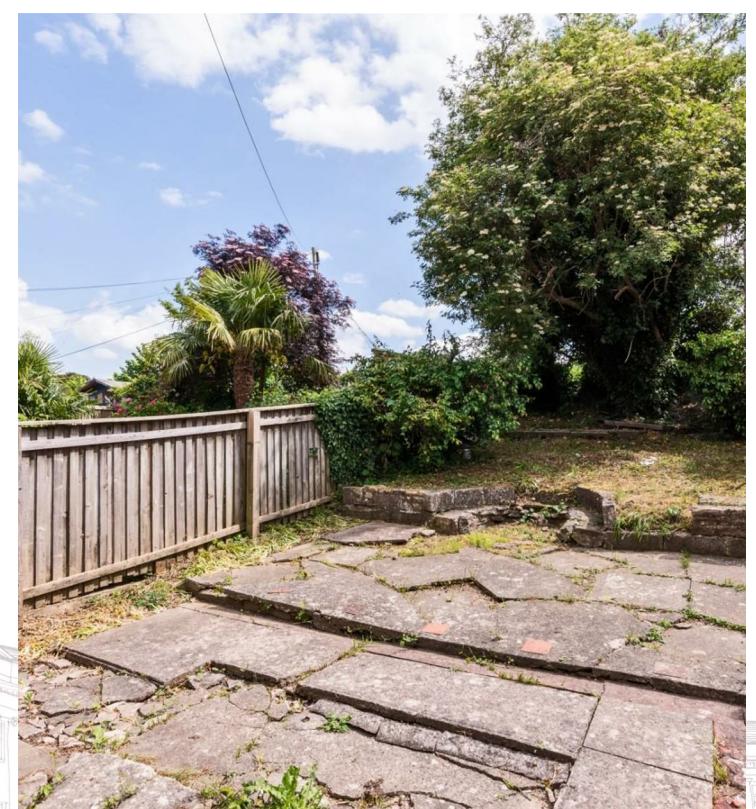


## HIGHLAND ROAD, BATH BA2 1DY

### 2 BEDROOM HOUSE - END TERRACE

- End of terrace period property, in need of renovation
- Sitting room opening into dining room, kitchen
- Fabulous opportunity to create your perfect home, ideal for investors or first time buyers
- Perfectly positioned backing onto Innox Park
- Two double bedrooms, bathroom, free on street parking
- Freehold. Council tax band B. EPC rating E.

**GUIDE PRICE  
£275,000**



#### DESCRIPTION

If you are looking for a project this property is perfect for you, having not been touched for many years. The property sits in a quiet location backing onto the beautiful Innox Park, offering much potential. Accommodation comprises an open plan sitting/dining room, kitchen, two double bedrooms and a bathroom. Outbuildings to the rear and an enclosed garden. Free on street parking. No onward chain.

#### LOCATION

Twerton is typically a more affordable residential area, located on the south side of the city. With a community owned football club (Bath City FC - capacity 8,840) and a 37 acre City Farm (Bath City Farm) there is plenty going on in Twerton to keep you occupied. There are a number of local amenities, including convenience

stores, hairdressers, bakers, off licence, pubs and a number of Ofsted rated Good and Outstanding schools nearby. Located just a couple of miles from the city centre, with easy access links to Oldfield Park Railway Station for travel to London Paddington and Bristol.