



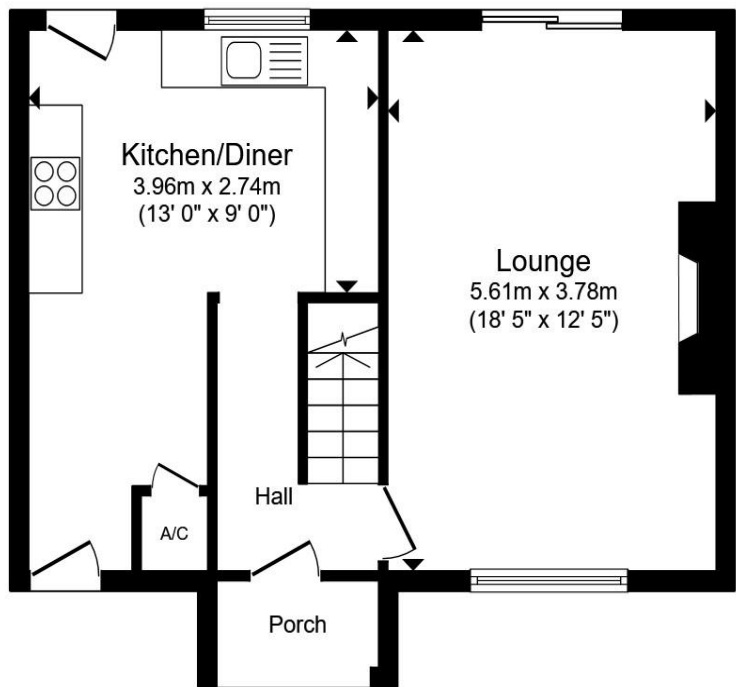
**Catherine Way, Batheaston, BATH, BA1 7NY**

**welcome to**

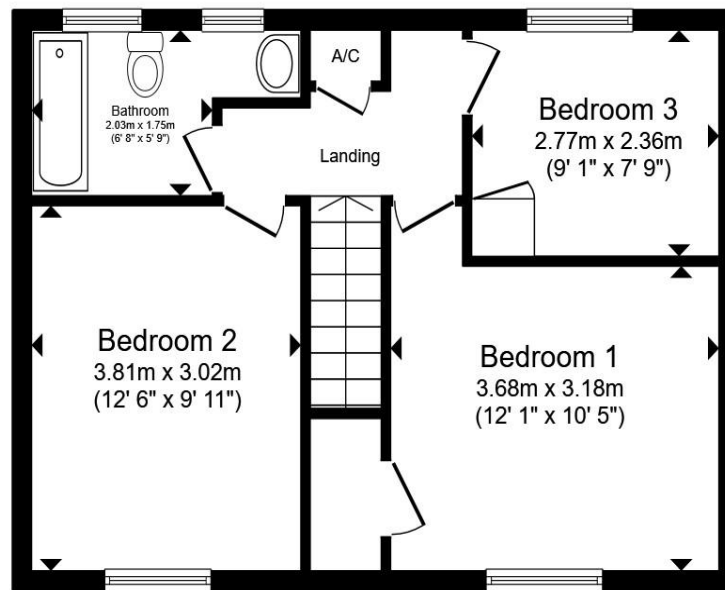
**Catherine Way, Batheaston, BATH**

Allen & Harris Larkhall are very pleased to offer this delightful, well presented home, situated in the pretty village of Batheaston. Book your viewing today!





**Ground Floor**



**First Floor**

Total floor area 88.7 m<sup>2</sup> (954 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



Occupying an elevated position on the road, this cottage style terraced home is a real gem. Very well presented throughout with great size accommodation to include, fitted kitchen/dining room, utility area, large living room, three bedrooms and a lovely fitted bathroom suite. To the outside there are traditional front gardens with box hedging surrounding, and a large rear garden with great views from the top of the garden.

Of definite appeal for those looking to get onto the property ladder in a home that could easily house a small family, alternatively for anyone looking to downsize from the area, this one would be a great match. Batheaston village has an abundance of local shops to include a post office, several pubs, restaurant/cafe, fish and chip shop, doctors surgery, car park and access to the canal, of which in turn provides a beautiful walk into central Bath. The bus service in the village is regular and takes approx 15 minutes into town.

Overall, we are genuinely thrilled to offer this lovely home and we are anticipating strong interest, so book your viewing time slot with us today.

welcome to

## Catherine Way, Batheaston, BATH

- Located In The Village Of Batheaston
- Canal Walk To Central Bath A Few Minutes Away
- Delightfully Presented Throughout
- Ideal First Home Or For Those Downsizing
- Superb Living Room Ideal For Cosy Evenings

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LAR105786 - 0007

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