



## 63 Newbridge Hill, Bath, BA1 3PR Offers in excess of £400,000

**\*\* A BEAUTIFUL SETTING AND POPULAR LOCATION \*\***

Newbridge hill is a popular and renowned area in the historic Bath which has excellent access into the city centre. With the famous roman baths, stunning architecture, plenty of shops, bars and restaurants to enjoy along with rail access to Bristol and beyond. Community feel with Chelsea Road just around the corner - deli, coffee shops, restaurant, vegetarian cafe, hairdressers, charity shops, hardware store, gift shop, estate agents and more

This Georgian building which is steeped in history (previously a school for young ladies and doctors surgery) has plenty of character offers a great amount of light and space and briefly consists a beautiful communal entrance and staircase leading to the top floor. There is a spacious fitted kitchen with plenty of wall units, base units and preparation surfaces. The lounge with high ceiling and picture rail surrounding enjoys a central fireplace. With three good sized bedrooms and a modern house two bathrooms along with additional storage.

The grounds, with an ornate wall to the perimeter and mature shrubs have space to enjoy with lawn and gravel for sunny days. Part walled front garden.

This home would be comfortable for family living but will suit many buyers.



**Disclaimer**

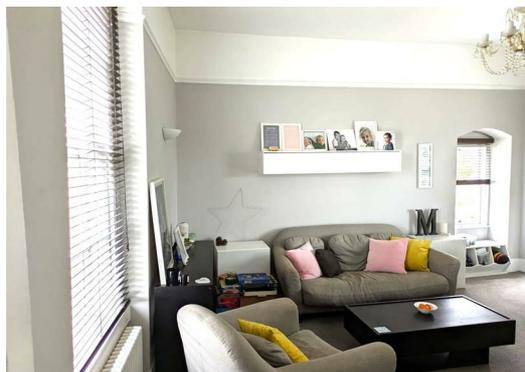
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

953 years remaining on the lease  
 Ground rent: £10 per annum  
 Maintenance charge: £200 per month £2400 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 	



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