Eveleighs

info@eveleighs.com
www.eveleighs.com









5 Lymore Close, Bath, BA2 1BX

Offers In Excess Of £400,000

Nestled in the charming Lymore Close, this beautifully presented three-bedroom bright house offers a delightful blend of comfort and convenience. The property boasts a well-fitted kitchen, perfect for culinary enthusiasts, alongside a practical utility room that enhances everyday living. A separate WC adds to the functionality of the home, while the fitted bathroom provides a serene space for relaxation.

The house is designed to cater to modern lifestyles, with an established rear garden that invites outdoor enjoyment and offers a peaceful retreat. The off-street parking for two vehicles ensures ease of access and adds to the property's appeal.

Situated in the historic city of Bath, this residence benefits from a vibrant community and a wealth of local amenities, including shops, schools, and recreational facilities. The picturesque surroundings and rich cultural heritage of Bath make this property an ideal choice for families or those seeking a tranquil yet connected lifestyle.

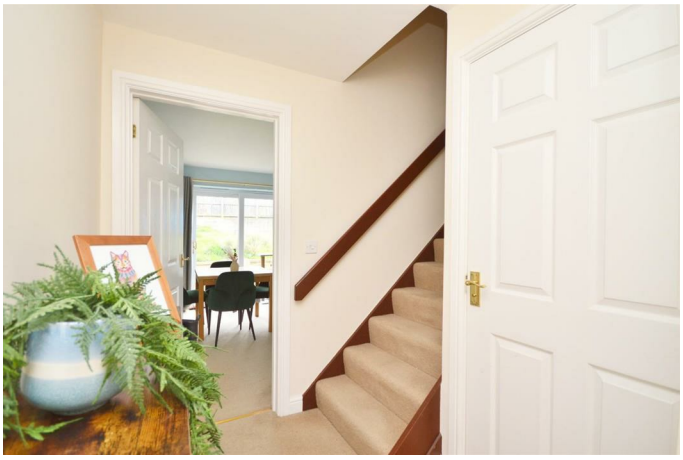
This house is not just a house; it is a home that promises comfort and convenience in a sought-after location. Do not miss the opportunity to make this lovely property your own.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

uPVC double glazed obscure door leading to hallway

Hallway



Single paneled radiator, doors leading to sitting/dining room, kitchen breakfast room, WC, stairs rising to first floor

Sitting/Dining Room
11'4" x 19'9" (3.46 x 6.03)



uPVC double glazed window to rear aspect, sliding uPVC double glazed door leading to rear garden, single paneled radiator

Kitchen/Breakfast Room
8'11" x 16'2" (2.74 x 4.93)



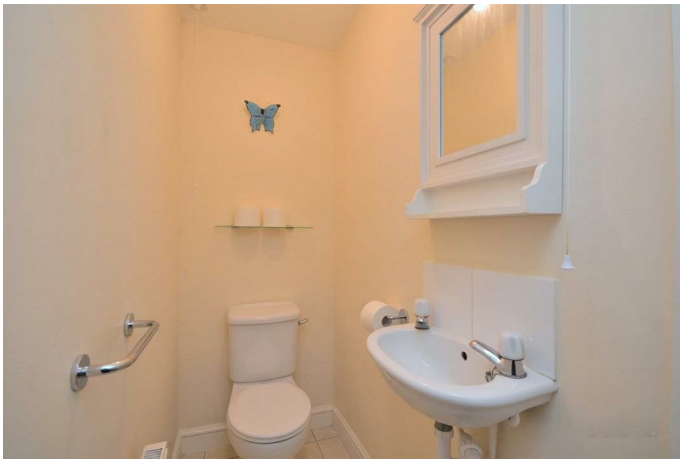
Two uPVC double glazed windows to front aspect, fitted kitchen with a range of wall and base units, work top over, breakfast bar, integrated gas hob, integrated oven, fitted extractor fan, sink with drainer, mixer taps over, integrated dishwasher, space for fridge freezer, single paneled radiator, spotlights, door leading to utility room

Utility Room
7'2" x 7'10" (2.20 x 2.41)



uPVC double glazed obscure door to side aspect, uPVC double glazed obscure window to side, range of wall units, worktop over, sink drainer unit, mixer taps over, integrated washing machine, single paneled radiator, spotlights,

WC



Closed coupled Wc, wall mounted wash hand basin taps over, single paneled radiator, extractor fan

Landing



Loft hatch, single paneled radiator, storage cupboard with fitted shelves

Master Bedroom



uPVC double glazed window to rear aspect, single paneled radiator, Fitted wardrobes

Bedroom Two

11'5" x 4'4" (3.50 x 1.34)



uPVC double glazed window to front aspect, single paneled radiator, fitted wardrobes

Bedroom Three

7'2" x 8'5" (2.19 x 2.57)



uPVC double glazed window to front aspect, single paneled radiator, storage cupboard

Bathroom
7'8" x 7'3" (2.36 x 2.22)



uPVC double glazed obscure window to rear aspect, fitted bath, mixer taps, shower over, wash hand basin with mixer taps, storage beneath, closed coupled WC, heated towel rail, spotlights, extractor fan,

Outside

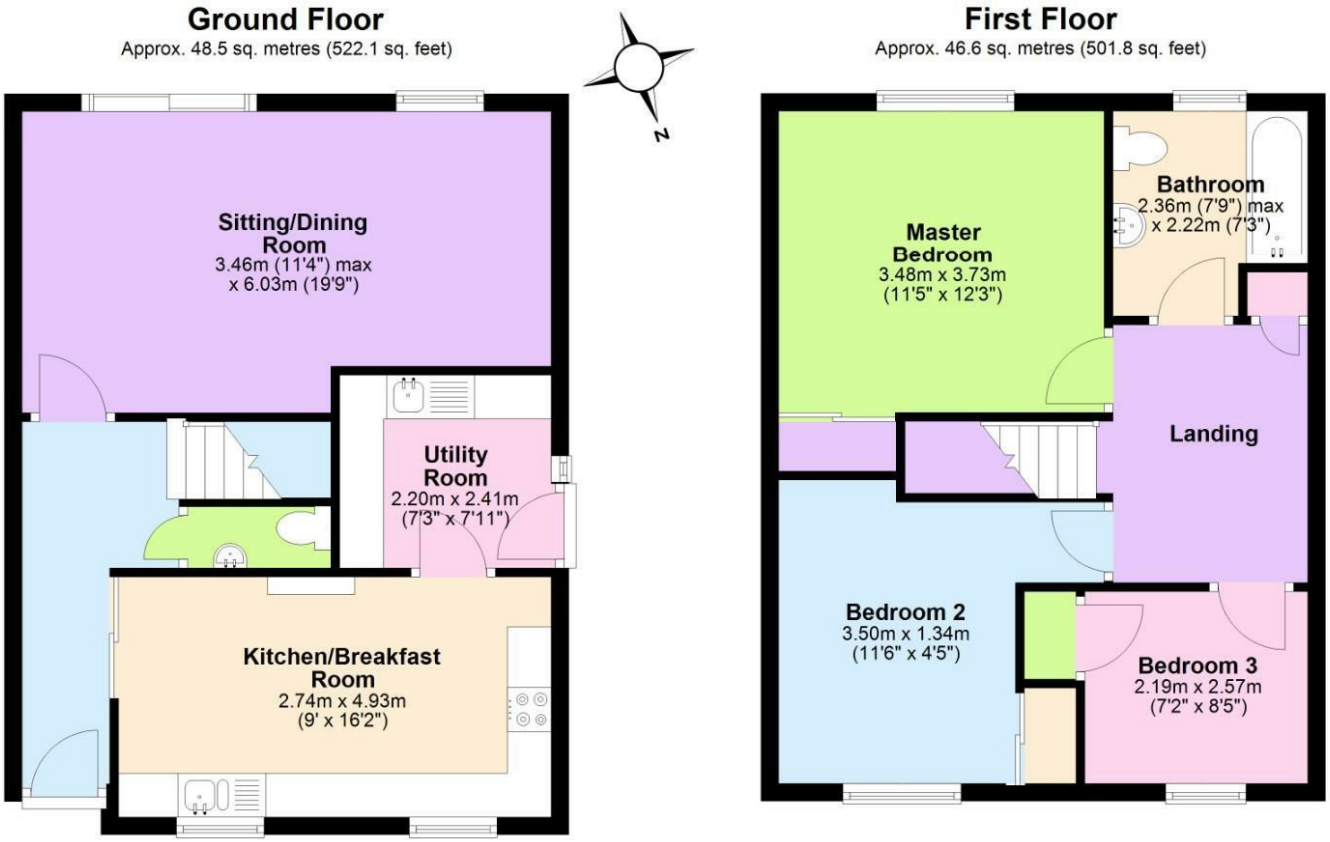




Front, driveway providing off street parking, path leading to the property. Rear, patio area ideal for garden furniture, split level rising to lawn, garden shed included with the sale, enclosed by fencing, wall to side.

Directions
Sat nav BA2 1BX

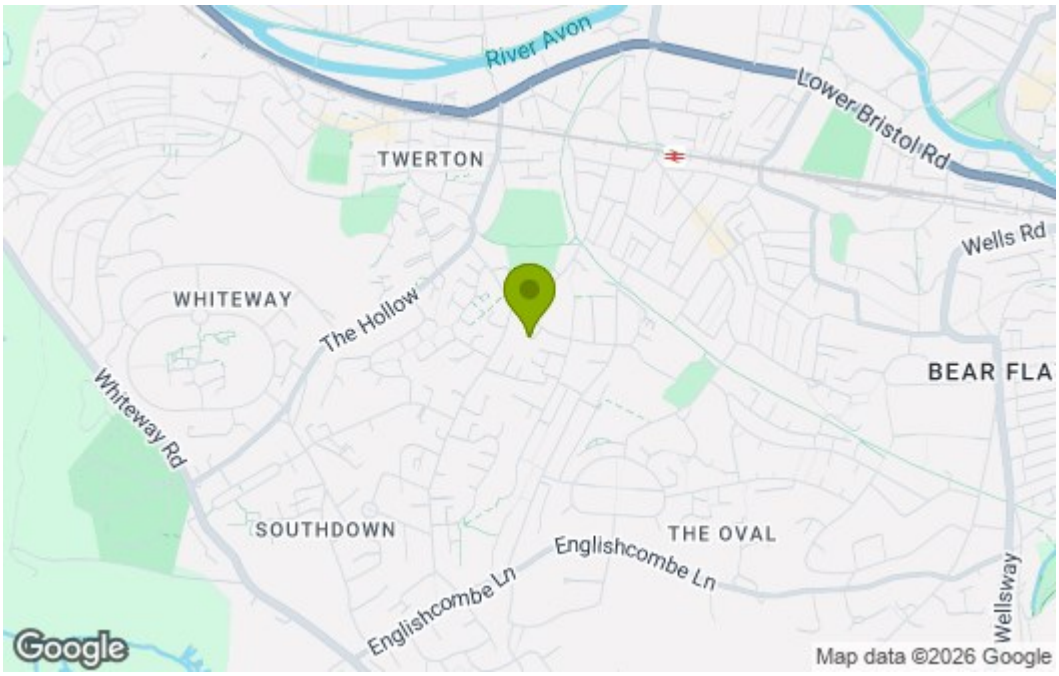
Floor Plan



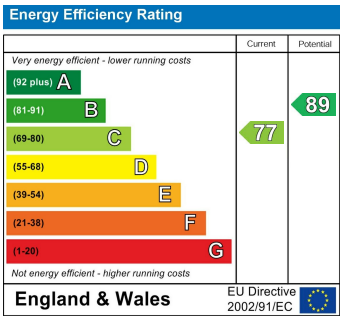
Total area: approx. 95.1 sq. metres (1023.9 sq. feet)

5 Lyemore Close, Bath

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.