



- A well presented three bedroom terraced home
- Light and airy lounge/dining room
- Attractive modern kitchen and ground floor bathroom
- Large rear garden easuring approx 100ft in length
- Garage and parking at the rear
- Offered for sale with no onward chain



'A beautifully presented three-bedroom terraced home with a sunny garden measuring approx 100ft in length!'

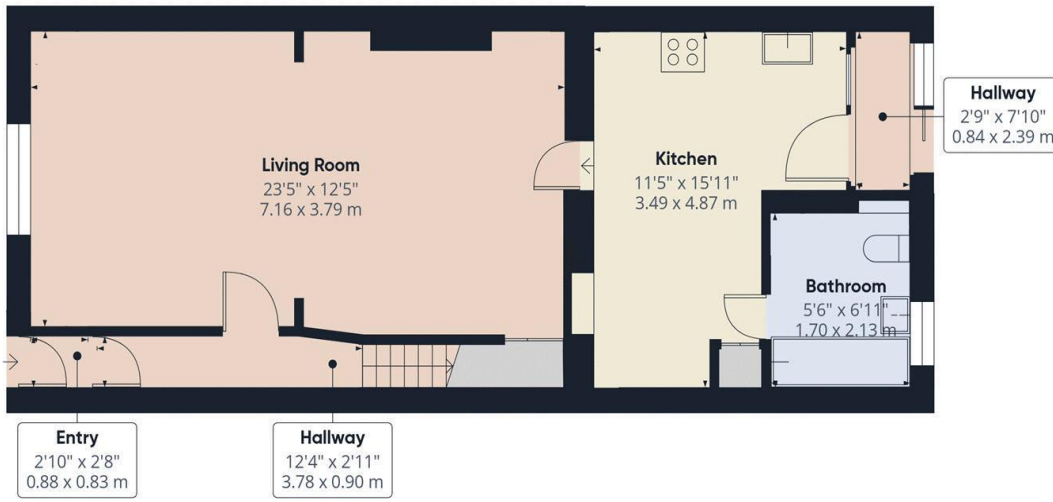
This three-bedroom mid terrace, natural stone cottage is in lovely order throughout and offers a great amount of living space couple with a well-maintained long garden. The accommodation comprises an entrance hallway with stairs to the first floor and doorway into a light and bright lounge/dining room. The property enjoys an attractive kitchen/breakfast room with a selection of integrated appliances and there the bathroom is located on the ground floor and has been finished to a high spec. On the first floor there are three bedrooms. The property has GCH and is double glazed.

Externally the property has an enclosed front garden laid to chippings with mature shrubs. At the rear there is a shared vehicular access leading to the parking and a single garage and behind the garage is a store shed and a lengthy lawn garden measuring approx 100ft in length and has a pod to the far end.

The property is handily positioned close a basic range of general amenities including convenience store and is within walking distance of Westfield Primary school and Norton Hill secondary school. The City of Bath can be reached within approx. 25 minute drive.

Tenure: Freehold. **Council Tax Band:** B





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1088 ft²
101.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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