

whiteley helyar



1,005 ft²



2 bedrooms



1 bathroom



off road parking

Guide Price £450,000

12 Chapel Row, Bathford, Bath, BA1 7TQ

A very pretty (but not Listed) and spacious Georgian terraced house tucked away in this most sought after village on the edge of Bath, enjoying views over the allotments, a charming garden and private parking for a couple of cars.

ACCOMMODATION

2 double bedrooms	bathroom
large living room	kitchen
office	basement store rooms (with ladder access)
gas fired heating	parking for 2 vehicles

EXTERNALLY

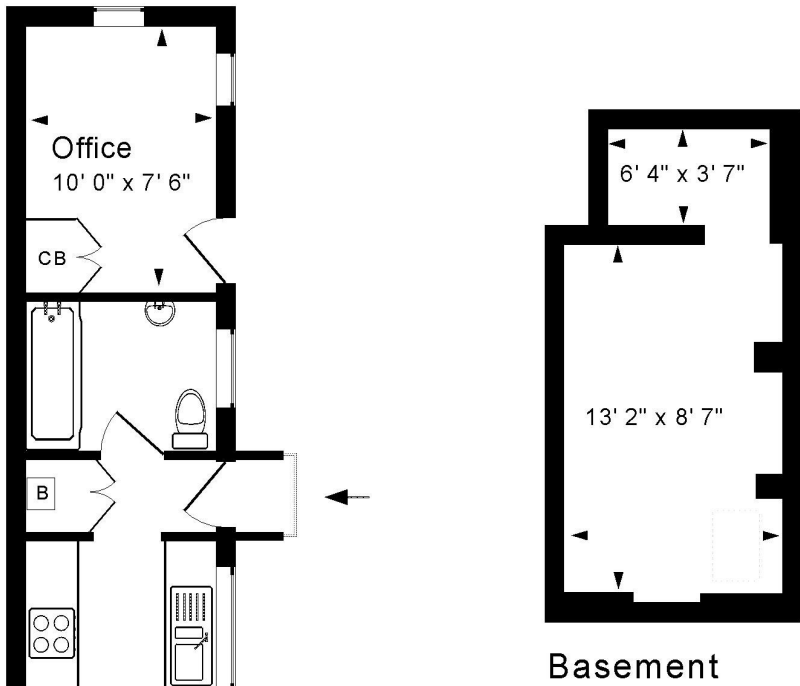
The house stands in well proportioned gardens to the rear, facing approximately Southwest. They are mainly laid to lawn with various flower and herbaceous borders, ornamental shrubs, bushes and trees. There is a flagged sun terrace directly off the house - perfect for outdoor dining, whilst at the top of the garden there is private off street parking for a couple of vehicles. Access to the house from the lane is to walk down the garden from the parking area, although there is also gated pedestrian access in front of the adjacent house.

LOCATION

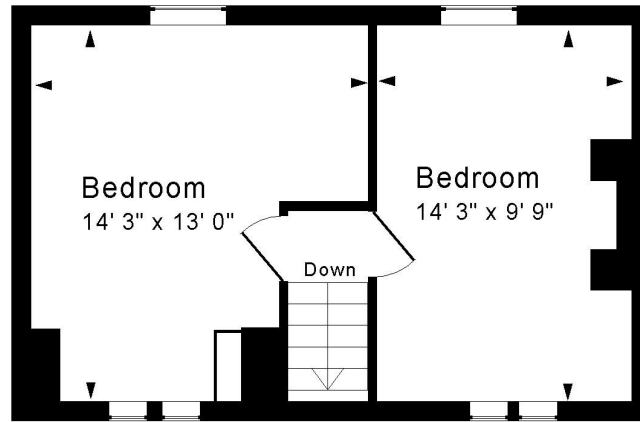
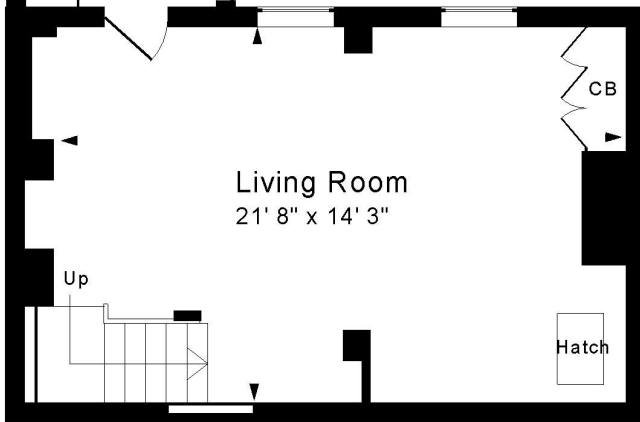
12 Chapel Row stands peacefully in a short 'no through' private lane in the heart of Bathford. It is within easy walking distance of the various amenities in the village (including an excellent community shop/café, hair salon, pub, village club, frequent bus service, great primary school, children's playground, allotments, rugby and cricket clubs and a church). Wonderful walks are very close to hand - either in the nearby open countryside or up in the woodland at Brown's Folly Nature Reserve, yet the city centre is just 3½ miles away.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			



Ground Floor

First Floor

Approx. Gross Internal Floor Area 1,005 Sq. Ft. / 93 Sq. M
Excludes Basement

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Drawing Number:172-0886

12 Chapel Row, Bathford, Bath, BA1 7TQ.

Tenure: Freehold
Council tax band: 'C' £2,102.29 (26/27)

