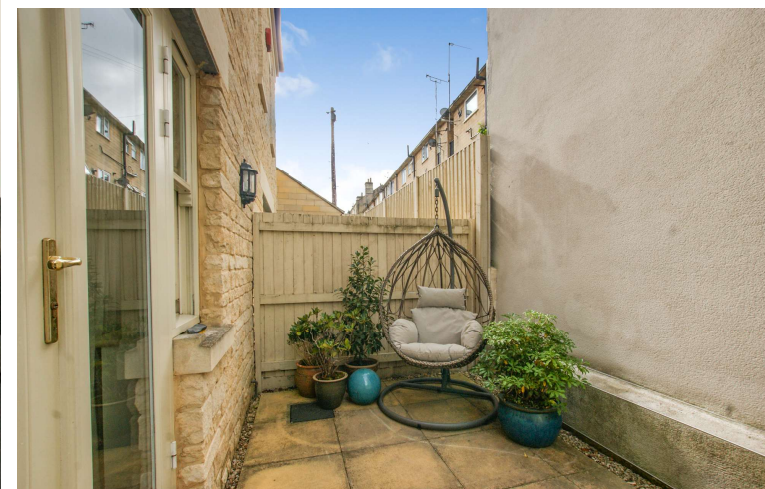




Manor Road
Upper Weston | Bath

**NASH
& CO**



Summary

A beautifully presented modern terraced home ideally situated close to the excellent range of amenities in the popular Upper Weston area of Bath. The property offers well-proportioned and versatile accommodation arranged over three floors, together with the benefit of an allocated off-street parking space. The ground floor comprises an entrance hallway, a comfortable front-facing living room and a rear kitchen/diner, which features integrated appliances and French doors opening onto the courtyard garden. On the first floor are two bedrooms and the main bathroom, with the principal bedroom also benefiting from its own en-suite shower room. The second floor provides a spacious third bedroom. Presented in good order throughout, this attractive home is ready to move into and would make an excellent choice for a range of buyers.

Location

Manor Road is ideally positioned within the popular village area of Upper Weston, Bath, just moments from the wide range of shops and everyday amenities available along Weston High Street. There is convenient access to local cafés, an express supermarket, newsagents, bakery, pharmacy, takeaway and a public house, all within easy reach of the property. Bath city centre is approximately a 30-minute mostly level walk away, while regular bus service also provides access to the city. The Royal United Hospital at Combe Park is also located nearby. For those who enjoy the outdoors, the renowned Cotswold Way is accessible via Weston Recreation Ground, providing excellent opportunities for walking and exploring the surrounding countryside. The property also has easy access to the A4 towards Bristol and the M4 at Junction 18.



- Modern terraced property
- Three bedrooms
- Living room and kitchen/dining
- Allocated parking space
- Modern bathroom with shower and en suite to the principal bedroom

- Courtyard garden
- Very well presented throughout
- Close to Weston High Street shops and cafes
- Easy access to Royal United Hospital
- Freehold title

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Additional Property Information

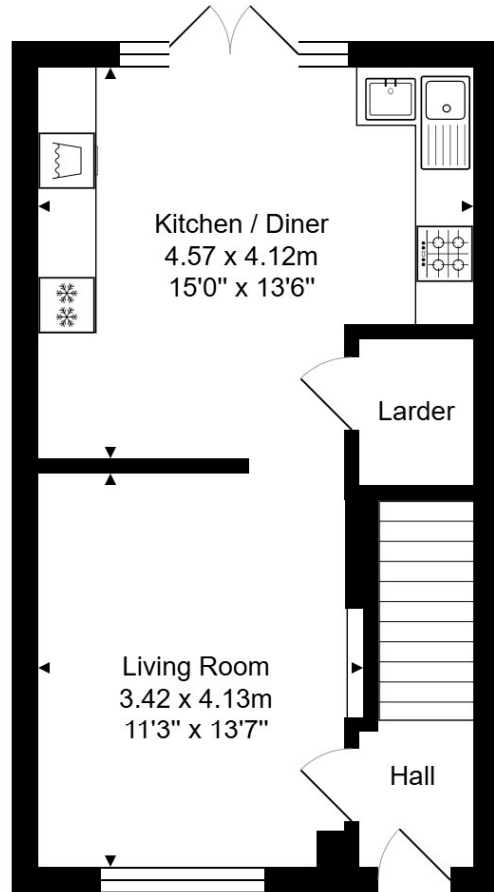
- Freehold tenure
- EPC rating C
- Council Tax band D

17 Chelsea Road, Bath, BA1 3DU

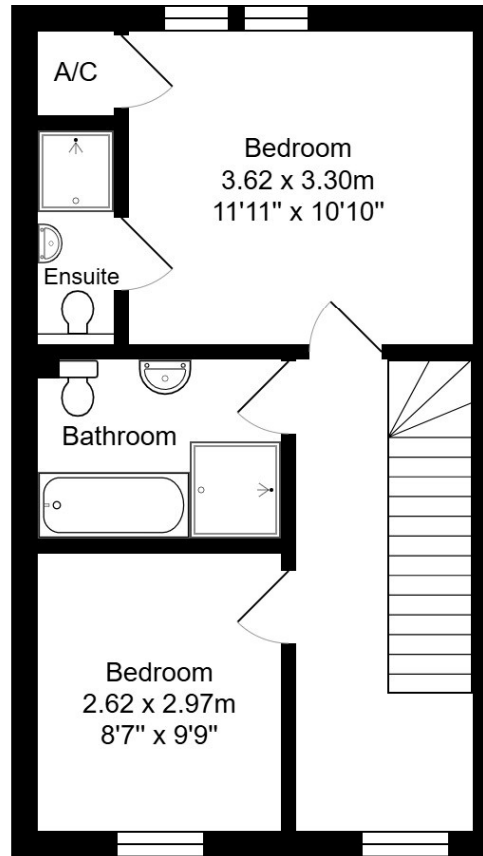
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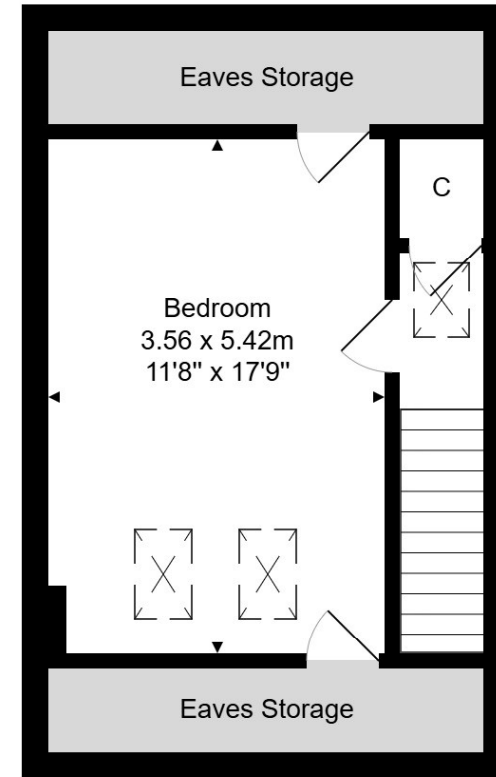
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Ground Floor
Area: 38.6 m² ... 415 ft²



First Floor
Area: 38.6 m² ... 415 ft²



Second Floor
Area: 24.8 m² ... 267 ft²

Total Area: 101.9 m² ... 1097 ft² (excluding eaves storage)

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.