



R&B

11 Bath Street, Lancaster, LA1  
3PZ

11 Bath Street, , Lancaster

## *The property at a glance*

3  1  2 

- End Terraced Property
- Three Double Bedrooms
- 20' Main Bedroom
- Three Reception Rooms
- Fitted Kitchen With A Range Of Appliances
- Enclosed Rear Garden
- Freehold
- Council Tax Band: C
- EPC Rating: E
- On Street Parking



Get in touch today

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# £335,000

# Get to know the property



Nestled on Bath Street in the charming city of Lancaster, this delightful end - terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,464 square feet, the property boasts three spacious reception rooms, including a stunning sunroom that seamlessly connects to a private garden.

The heart of the home features an inviting inglenook fireplace complete with a log burner, creating a warm and cosy atmosphere, perfect for family gatherings or quiet evenings in. The three double bedrooms are generously sized, with the main bedroom extending an impressive 20 feet across the second floor, providing ample space for relaxation and comfort.

Situated just a mere ten-minute walk from the city centre, this property enjoys an excellent location, offering easy access to a variety of shops, restaurants, and local amenities. The characterful features of the house, combined with its prime location, make it an exceptional opportunity for those seeking a charming home in Lancaster.

One of the standout features of this home is the private garden, a tranquil retreat where you can unwind after a long day or host summer gatherings. The outdoor space is perfect for gardening enthusiasts or simply enjoying the fresh air in a peaceful setting.

This characterful property is not just a house; it is a place where memories can be made. Combining historical charm with modern convenience, making it an excellent choice for those seeking a comfortable and stylish living environment. Don't miss the opportunity to make this house your home!

## Ground Floor

### Hall

Hardwood entrance door, central heating radiator, coving, corbels, archway, wood effect flooring, stairs to first floor and doors to two reception rooms.

### Reception Room One

12'6 x 12'6

UPVC double glazed window, central heating radiator, cornice coving, picture rail, alcove storage, cast iron gas fire and wood effect flooring.



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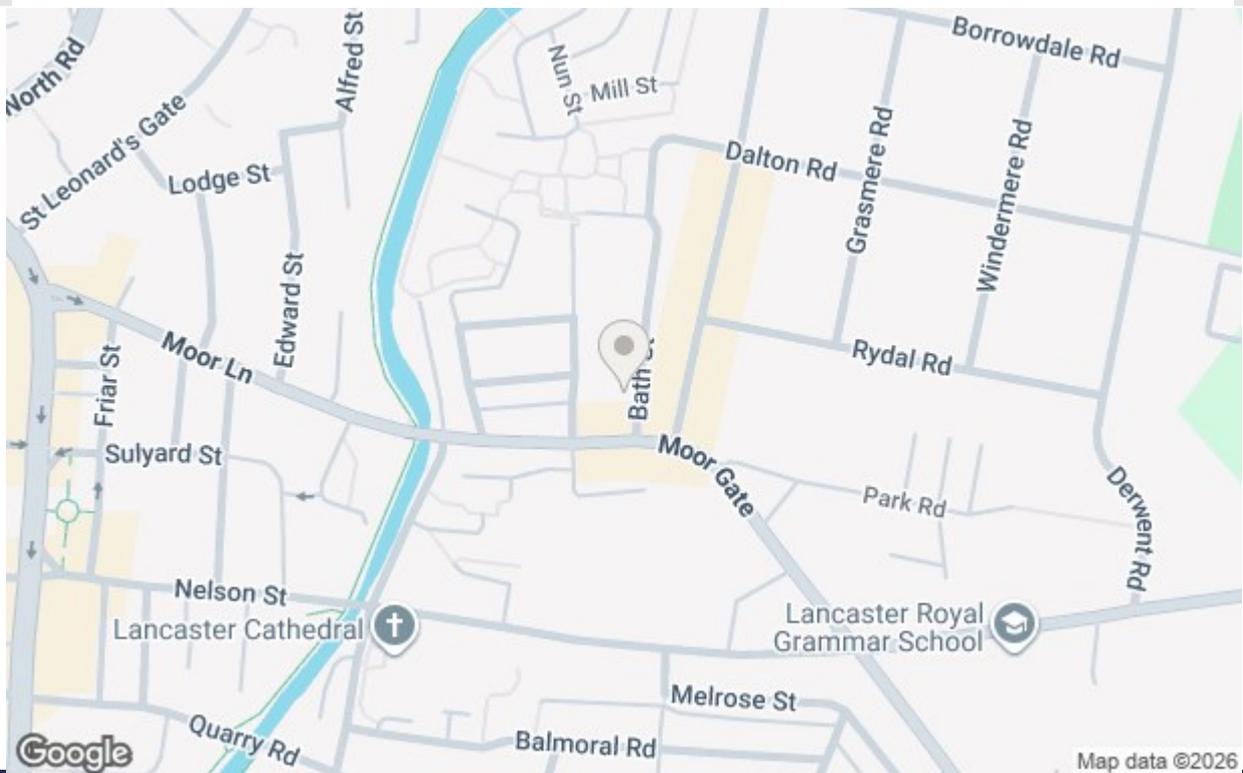
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			78				40
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	