



WentWorth  
Estate Agents

# 42 Rosslyn Road, Bath, BA1 3LH

- Semi-Detached Family Home • Three Bedrooms • Two Reception Rooms • Driveway Parking For Several Vehicles • Family Bathroom • Popular Residential Location • In Need Of Updating Throughout • Level Front & Rear Gardens • EPC Rating - F • Cash Buyers Only

Offers in excess of £410,000

## Location

Rosslyn Road is a highly popular residential area of Newbridge, found on the west side of the World Heritage City of Bath. This great location benefits from a host of local amenities in the trendy area of Chelsea Road which is within easy walking distance. Further benefits include a doctor's surgery and chemist on Newbridge Hill, with the Royal United Hospital also within striking distance. There are a host of excellent primary and secondary schools including; Weston All Saints Primary, Newbridge Primary as well as King Edwards, The Royal High and Kingswood to name a few. For those that need to commute, the property has access to the A4 to Bristol and M4 Motorway at junction 18.

## Internal Description

Entering the property via an internal porch area you have an entrance hall with stairs leading to the first floor along with an under stairs storage cupboard. To the front on the left hand side of the entrance hall is the living room with bay window and fireplace, along with some period features, to include original doors and picture rails. A second reception room is situated at the back of the property with double glazed patio doors leading to the garden. The kitchen is also found to the rear comprising of wall and base units, with space for an electric cooker. Off the kitchen you have a rear porch with a storage cupboard and separate w.c as well as a door out to the back garden.

On the first floor there is a light landing with two good size double bedrooms as well as a single to the rear. The internal accommodation is completed by the fitted family bathroom which benefits from a panelled bath, w.c and wash hand basin.

## External Description

The level front garden is bound by fencing and a wall to the front, along with driveway parking for several vehicles positioned to the front and right hand side of the house. To the rear there is a level garden bound by fencing with a range of mature shrubs and trees as well as a single garage.

## Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

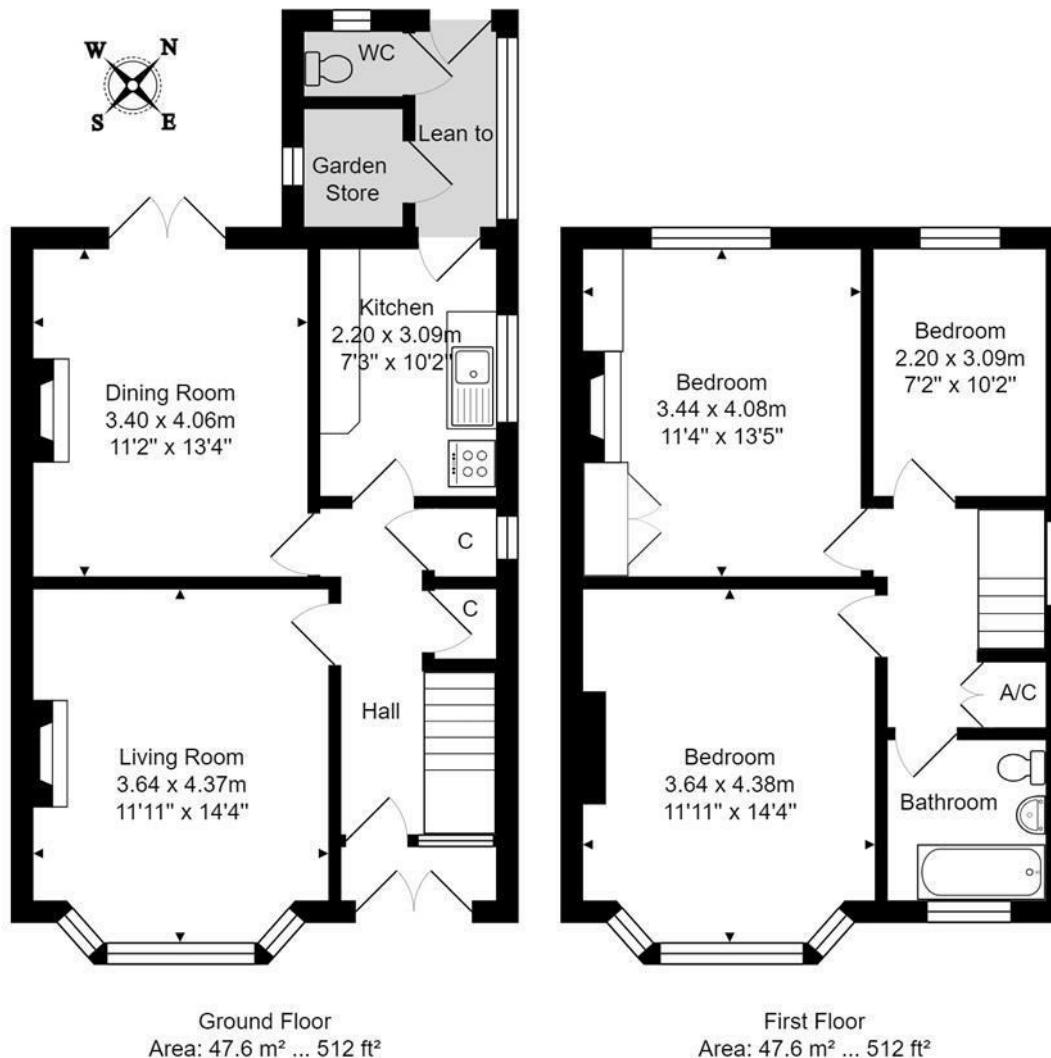
## Additional Information

Tenure - Freehold  
Council Tax Band - D

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

"Please note that this property is owned by a deceased's estate and is subject to an ongoing subsidence claim, which is being dealt with by insurers. The executors would assign the benefit of the claim to the buyer upon completion. A bundle of information including surveys and reports is available to serious buyers, but no reliance can be placed on these and it is recommended that a buyer obtain their own independent reports and satisfy themselves in relation to the nature, extent and merits, or otherwise of the subsidence claim. Owing to the claim, this property will likely be available to cash buyers only."





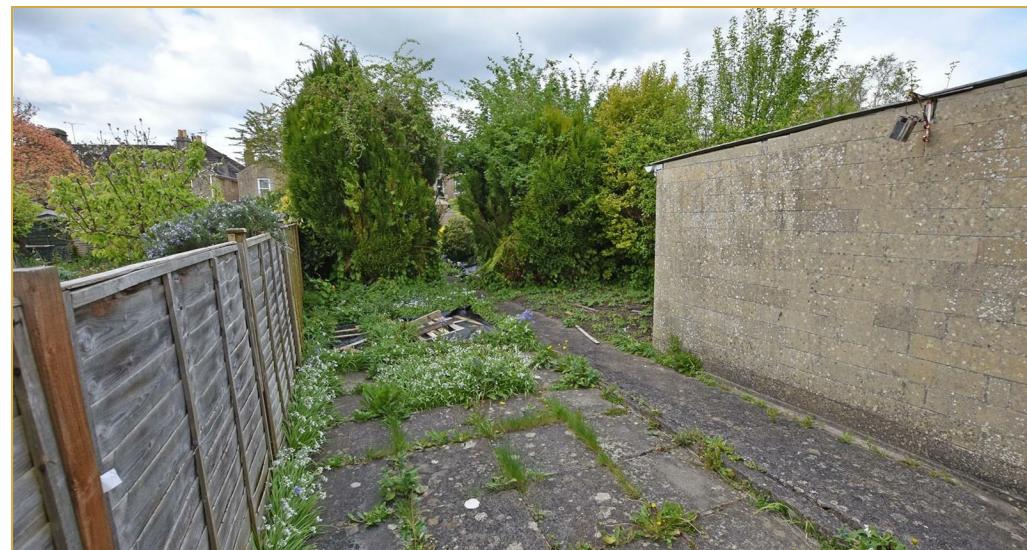
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		34
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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