



Bailbrook Lane,

Price Guide £568,000

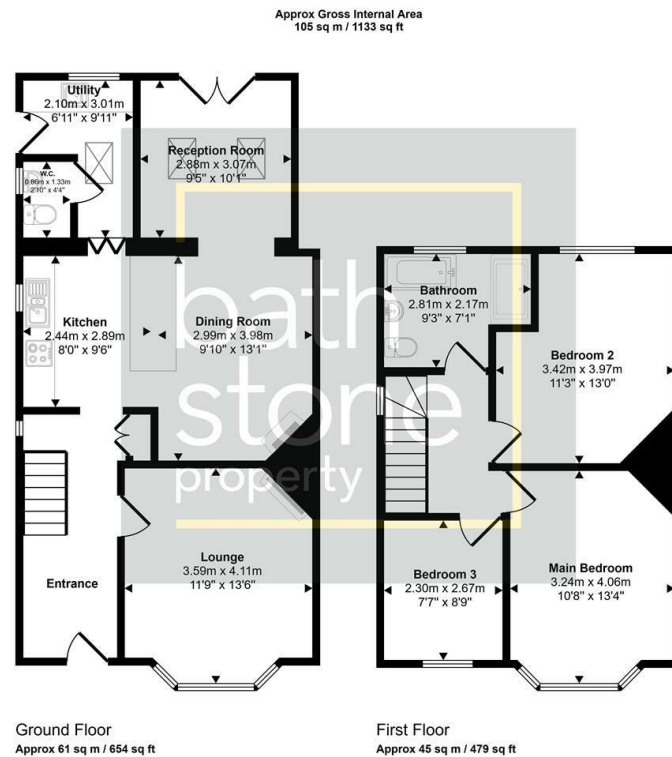
FOR SALE



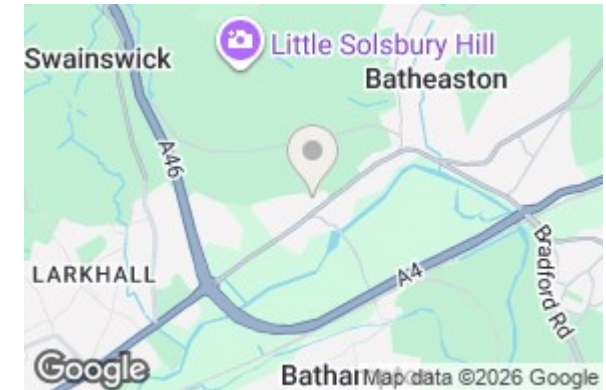
- Semi Detached
- Three Bedrooms
- Gorgeous Views
- Spacious
- Open Plan Kitchen Diner
- Two Reception Rooms
- WC
- Private Parking x2

## THE PROPERTY

Vendor comments, "I fell in love with our house initially because of the stunning views, but over the years it has become so much more than that. It's all the things you don't fully appreciate until you live somewhere that have made it feel like home - being part of the Batheaston community, being able to walk our children to and from primary school, heading up Solsbury Hill for a walk, exploring the river on a paddle board, or jumping on our bikes and cycling along the canal into Bath or all the way to Bradford on Avon. These are the everyday experiences and little freedoms that have made living here so special, and they've become such a big part of our family life. None of that is something we are giving up lightly."



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |