



An Extended 1970's Three Bedroom Semi. Beautiful Views. EPC Grade D



8 Kinber Close

Bath

BA1 4LT

PRICE: £425,000

Circa 1976, an extended semi detached house in a very popular Cul-de-Sac off Broadmoor Lane and within walking distance of open countryside, Weston All Saints Primary School and the local amenities in Weston Village, also ideal for access to the M4 via Lansdown. Being sold for the first time in nearly 50 years, this loved and cared for home could now do with some updating/alteration, subject to consents. Porch, open plan living/dining room, fitted kitchen, breakfast room, garden room with utility/ WC off. Upstairs there are three bedrooms and a bathroom. Corner plot, good size gardens to rear and side. Garage and driveway parking with lawns to the front. Stunning views across Dean Hill towards Kelston. Vacant possession.

1970's Extended Semi

Three Bedrooms

Stunning Rural Views

Open Plan Living/Dining Room

Downstairs Cloakroom/Utility

Garage

Gas Central Heating (2022)

Freehold

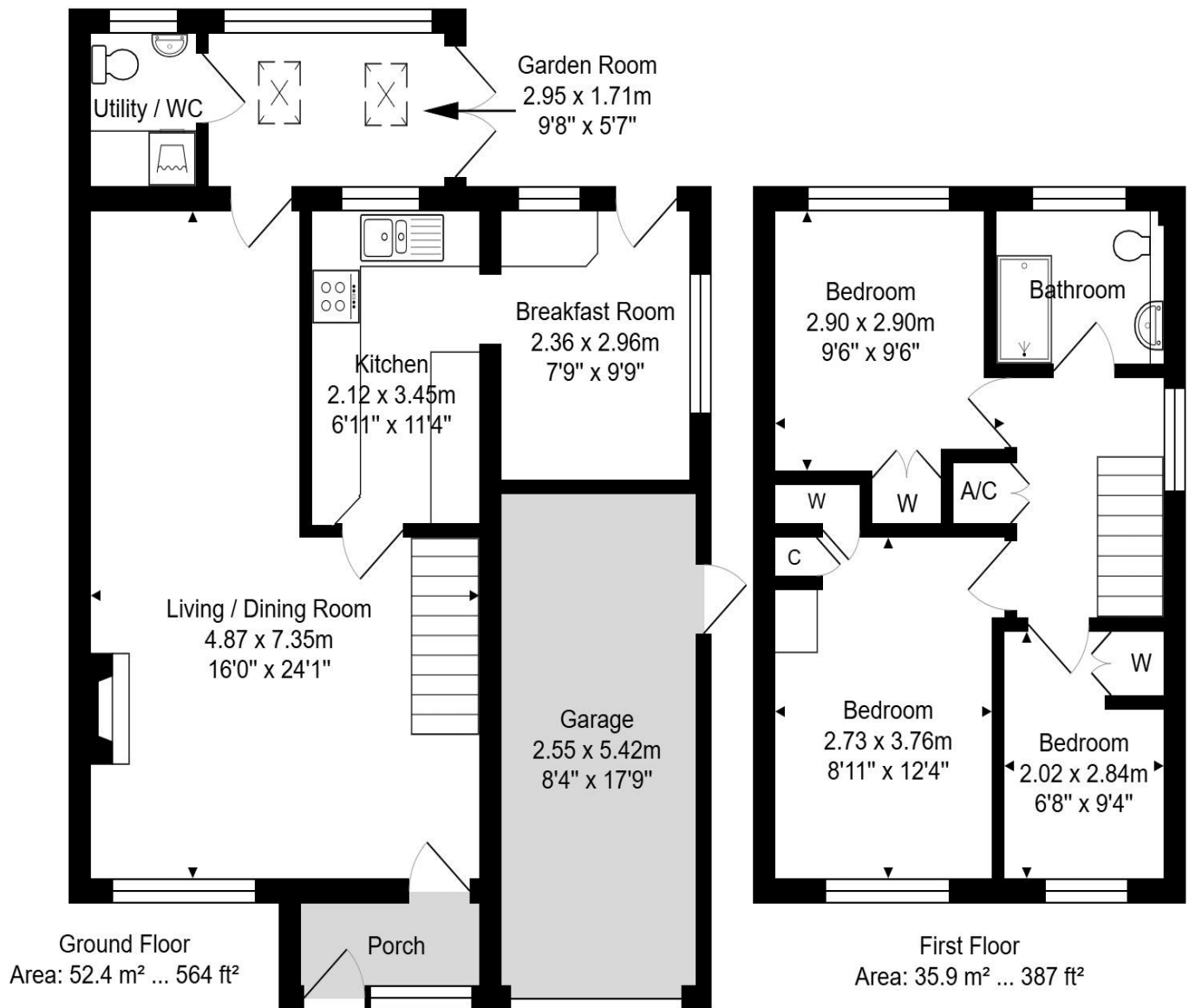
951 Sq Ft (88.3 Sq Mt)

Generous Corner Plot

Council Tax Band D £2266

Scope to Extend (STC)





Total Area: 88.3 m² ... 951 ft² (excluding garage, porch)

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.

www.epcassessments.co.uk

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