



41 HILLCREST DRIVE
BATH
BA2 1HD
£345,000

Offered to the market with no onward chain and positioned on the southern slopes of Bath, only a short walk to Oldfield Park train station, can be found this three bedroom property.

This terraced property boasts generous room proportions, with many of the rooms bathed in natural light. Externally the property continues to impress with a sunny, westerly rear garden and a single garage in a nearby block.

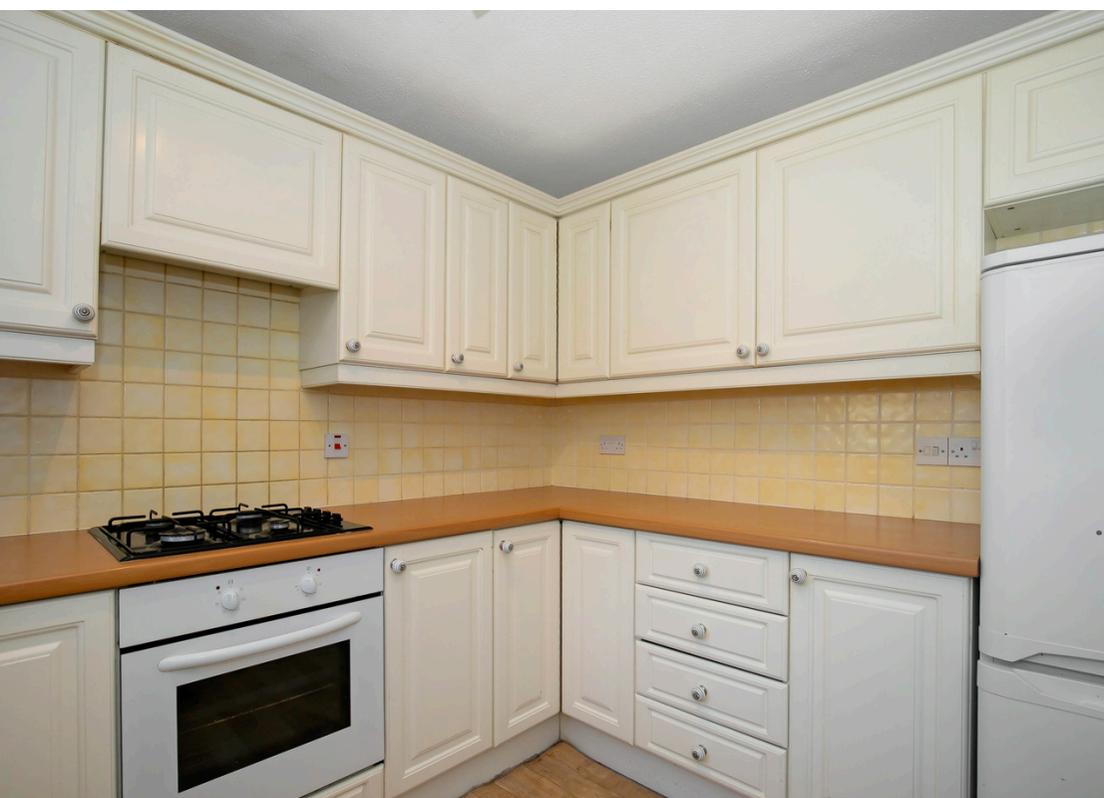
Internally the accommodation is accessed via an entrance hallway with stairs leading to the first floor and with a doorway leading to the lounge. The lounge is a lovely, welcoming room, perfectly sized and ready to be used as a wonderful family room or entertaining space. A large opening then leads to the dining room, currently separate from the kitchen and with access to the single storey extension overlooking the rear garden. Completing the ground floor, a separate fitted kitchen complete with numerous fitted units and work surfaces.

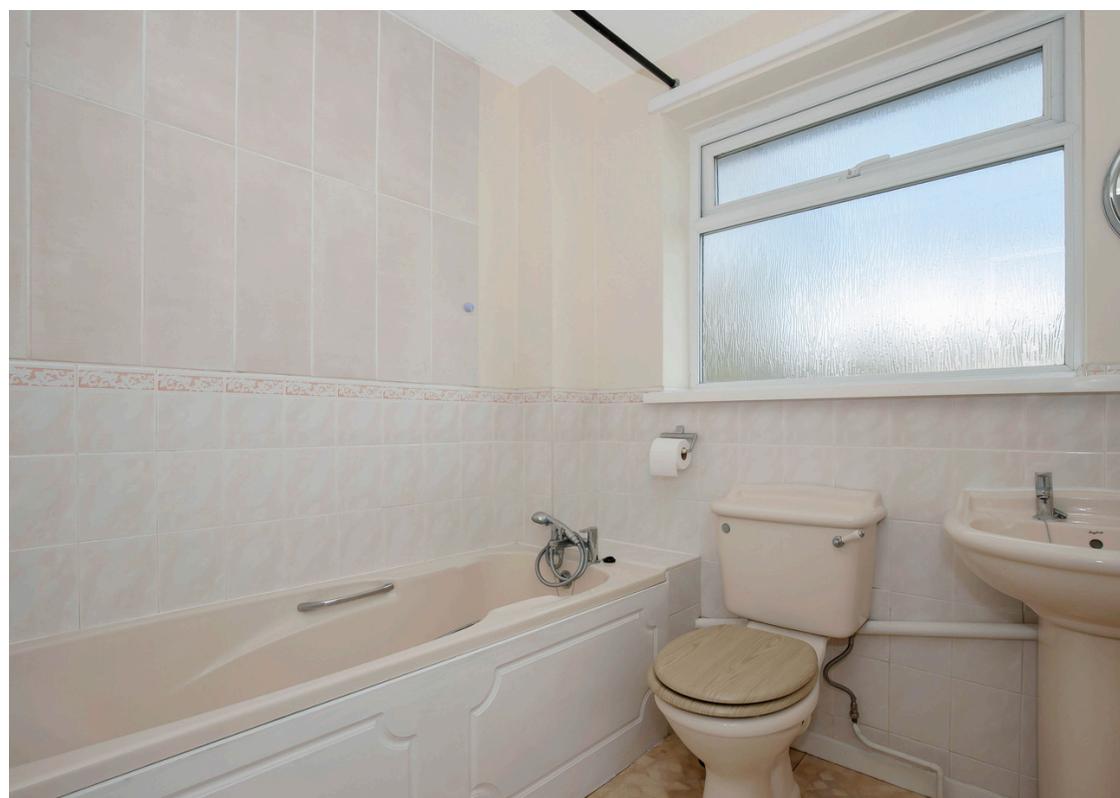
To the first floor can be found three bedrooms and a bathroom. The two largest bedrooms are comfortable double bedrooms, whilst the third is a generous single bedroom. The bathroom comprises a three piece suite with shower over the bath. Furthermore the property is double glazed and gas central heated.

To the front aspect an easy maintenance paved garden can be found, with entrance pathway leading to the property. The rear garden, currently tiered, private in nature and enjoying a sunny westerly aspect. Pedestrian access from the garden, leads to the rank of nearby garages, whereby a single garage can be found.

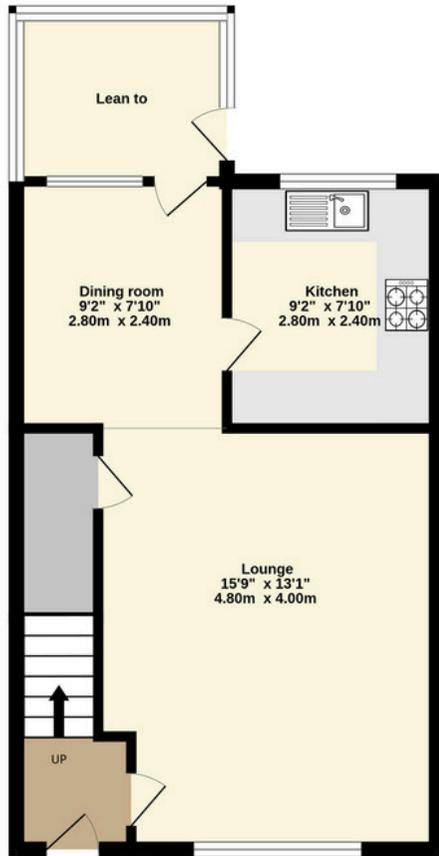
Positioned within this quiet, popular cul-de-sac and found only a short commute to Bath city centre, with highly reputable primary schools nearby, this is a lovely home for any professional couple or family alike. An internal viewing is highly recommended.



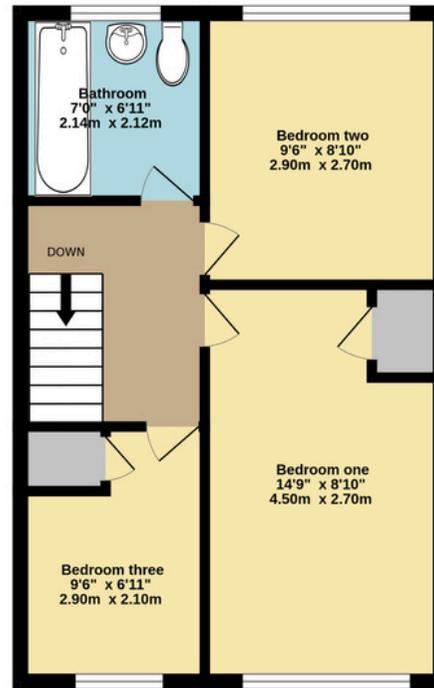




Ground Floor
447 sq.ft. (41.5 sq.m.) approx.



1st Floor
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Energy Performance Certificate



41, Hillcrest Drive, BATH, BA2 1HD

Dwelling type: Mid-terrace house

Reference number: 0550-2897-7137-9328-5741

Date of assessment: 23 July 2018 23

Type of assessment: RdSAP, existing dwelling

Date of certificate: July 2018

Total floor area: 69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

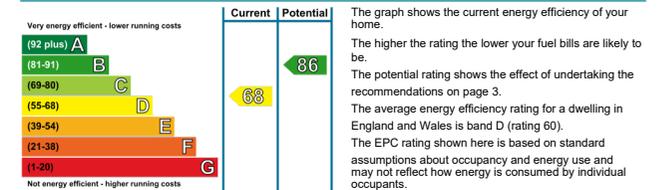
Estimated energy costs of dwelling for 3 years:	£ 1,932
Over 3 years you could save	£ 444

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,398 over 3 years	£ 1,110 over 3 years	
Hot Water	£ 381 over 3 years	£ 225 over 3 years	
Totals	£ 1,932	£ 1,488	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 105
2 Party wall insulation	£300 - £600	£ 129
3 Heating controls (room thermostat)	£350 - £450	£ 87

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



GREGORYS
ESTATE AGENTS

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

