

whiteley helyar



1,056 ft²



3 bedrooms



2 bathrooms



driveway parking

Guide Price £425,000

4 Southdown Road, Bath, BA2 1JG

A detached modern house most conveniently located in this popular road on the southern slopes of the city.

ACCOMMODATION

3 bedrooms
large living room
cloakroom

bathroom and en-suite shower room
kitchen/dining room
gas fired heating and double glazing

EXTERNALLY

There is a block paved driveway/hardstanding in front to park a couple of vehicles, together with a few shrubs and bushes. A gate at the side of the property leads round to a small garden with further bushes and trees. Doors off the kitchen/dining room give access to a paved terrace/steps, heading down to the garden area below.

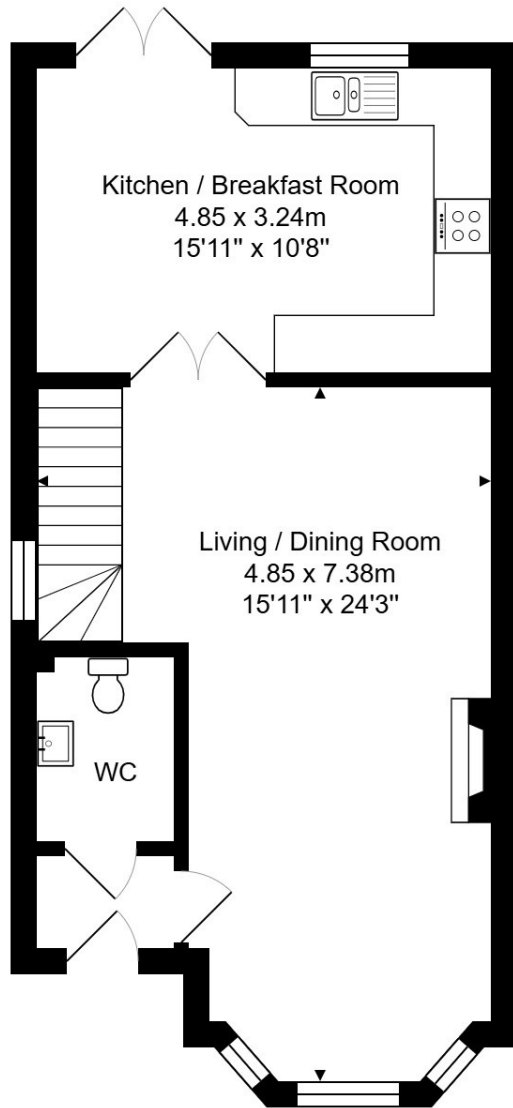
LOCATION

Southdown Road is a sought after position on the southern side of the city. Being towards the top of the hill, number 4 occupies a particularly handy location, close to the convenience store and Tesco Express yet within walking distance of the various shops and amenities on Moorland Road. There is a good selection of schools (both primary and secondary) near at hand and the house is served by a regular bus service into the very centre of Bath, just 1 ¾ or so miles away.

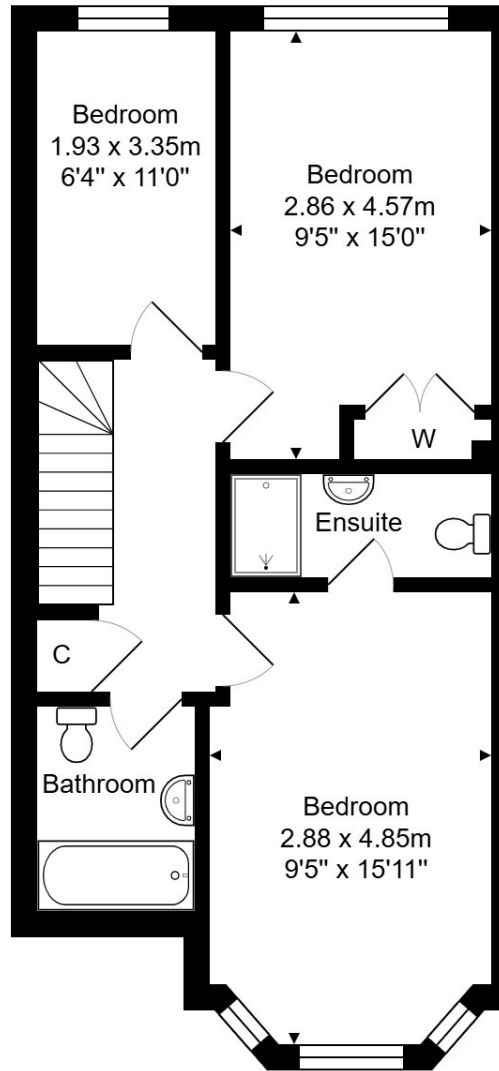




Total Area: 98.1 m² ... 1056 ft²



Ground Floor
Area: 49.1 m² ... 528 ft²



First Floor
Area: 49.1 m² ... 528 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Freehold
Council tax band 25/26
'D' £2,280.00

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.
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