



WentWorth
Estate Agents



2 Eastfield Avenue, Bath, BA1 4HQ

- Three bedroom semi-detached family home
- Occupying a generous plot and overlook the green
- Extended to the rear, creating plenty of space for family living
- Generous rear garden with large patio
- Driveway parking for several cars
- Close to local schools and amenities

Price guide £375,000

Location

Situated overlooking the green in Eastfield Avenue this property is conveniently located for local schools and amenities.

Located just off Lansdown Lane, close to the Royal United Hospital, the shops in Weston Village and well served by a regular bus service from the centre of Bath, just over two miles away. Well placed for swift access to Bristol and the M4, without having to cross the city, and is close to lovely walks through open countryside close to hand.

Internal Description

Entering the property you are greeted by a welcoming entrance hallway with plenty of space for coats and shoes under the stairs. The living room is to be found to the right and offers a warm, inviting space to relax with friends and family. Leading through from the living room there is a wonderful rear extension which is home to the dining room, perfect for informal and formal hosting with the benefit of a side patio door leading into the garden. The kitchen is well-appointed and is fitted with sleek white cabinetry, which are complimented by the worktops and flooring. The utility room leads from the kitchen and has space for additional storage and has both a front and back door. Also on the ground floor there is a guest cloakroom. Taking the stairs to the first floor you will find two double bedrooms and a single bedroom and a family bathroom.

External Description

Externally to the front you will find a large driveway, with parking for several cars and views of the green opposite. A useful storage area is the perfect for tucking the bins away and also has a door which allows access into the utility room. To the rear there is a generous garden which has a sunny patio, ideal for entertaining or relaxing, a lawn which is flanked by fencing and a brick wall. Additionally there is a pretty pergola and two sheds, perfect for storing gardening and sporting equipment.

Additional Information

Tenure - Freehold

Council Tax Band - A

EPC - D

Construction - BISF

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

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.

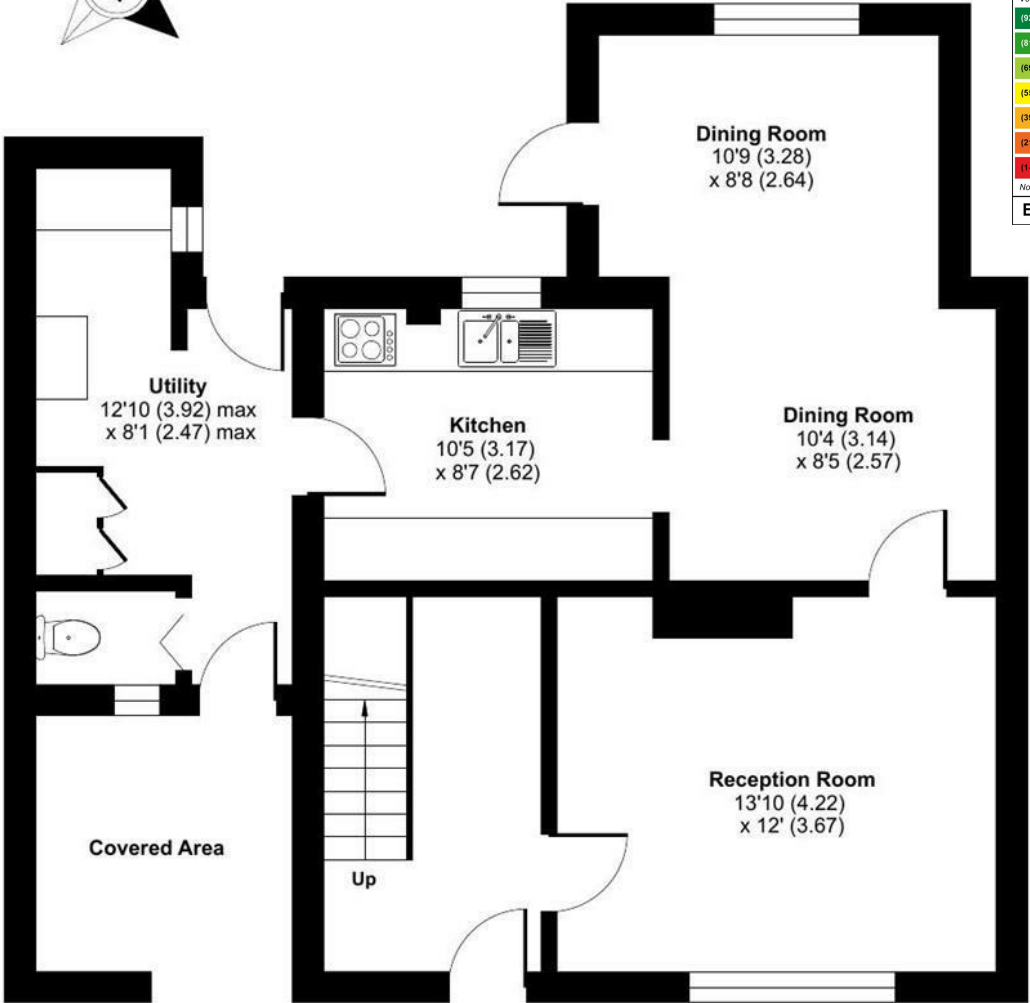
Eastfield Avenue, Bath, BA1

Approximate Area = 1108 sq ft / 102.9 sq m

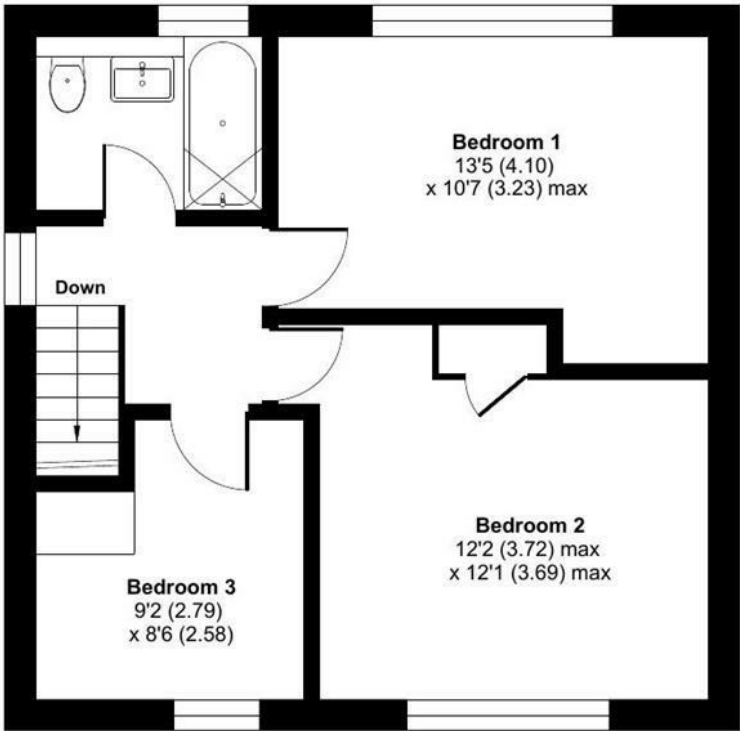
For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(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
	Current	Potential
	59	67



GROUND FLOOR



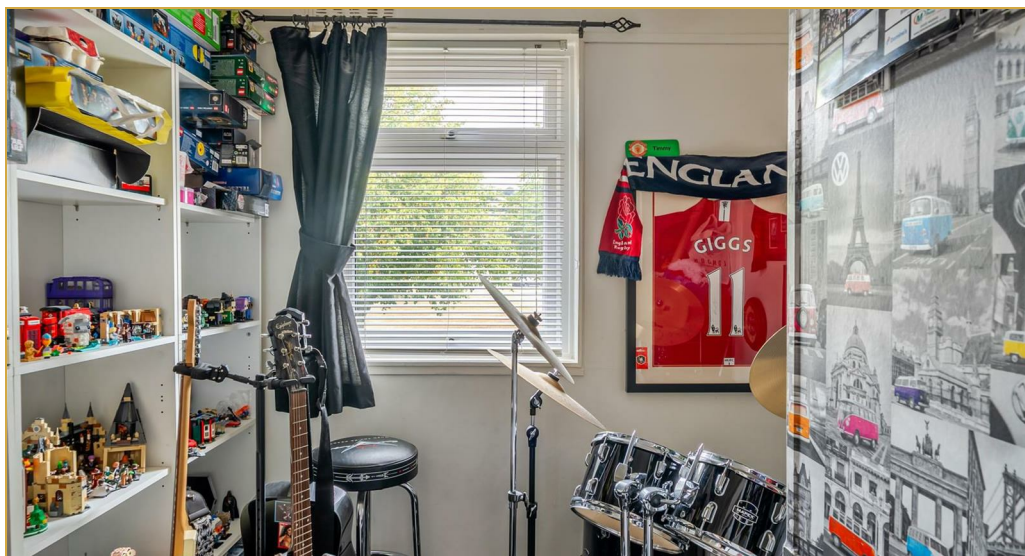
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1497006







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