



WentWorth
Estate Agents



43A Gloucester Road, Bath, BA1 8BE

- Three bedroom semi-detached family home
- Spacious and bright living accommodation
- Sunny front garden
- Generous family bathroom
- Off street parking
- Well located just off Gloucester Road
- Offered for sale with No Onward Chain

Offers in excess of £350,000

Location

Gloucester Road offers convenient access to Larkhall Village, with its vibrant community and local amenities. Situated close to Alice Park, well-regarded Schools and a large Supermarket, making this property ideal for growing families. There are frequent bus links into the City Centre where you will find all that Bath has to offer, from casual and fine dining, a wide range of retail establishments, theatre and cinema as well as the beautiful Abbey and Therme Bath Spa. For those who commute, there is Bath Spa mainline station with direct links to London Paddington, as well as easy access to the M4.

Internal Description

Entering the property you are greeted with a spacious and bright hallway with space for a desk or coat rack. The living room is to the left and enjoys plenty of natural light by way of the window to the front. A well-proportioned kitchen is to be found at the rear and has an integrated fridge/freezer and space for a washing machine, There are wooden sliding doors which lead into a secondary reception with a velux, this has scope to open up to create a larger kitchen/diner. A guest cloakroom is also to be found on the ground floor. Take the turning staircase to the first floor and you will find two double bedrooms, a single bedroom and a generous family bathroom.

External Description

The property has a North West facing garden to the front, which is laid to concrete and gravel, with plenty of space for entertaining and relaxing. There is a parking space to the side of the property and there is additional on street parking.

Additional Information

Tenure - Freehold

Council Tax Band - D

EPC - C

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

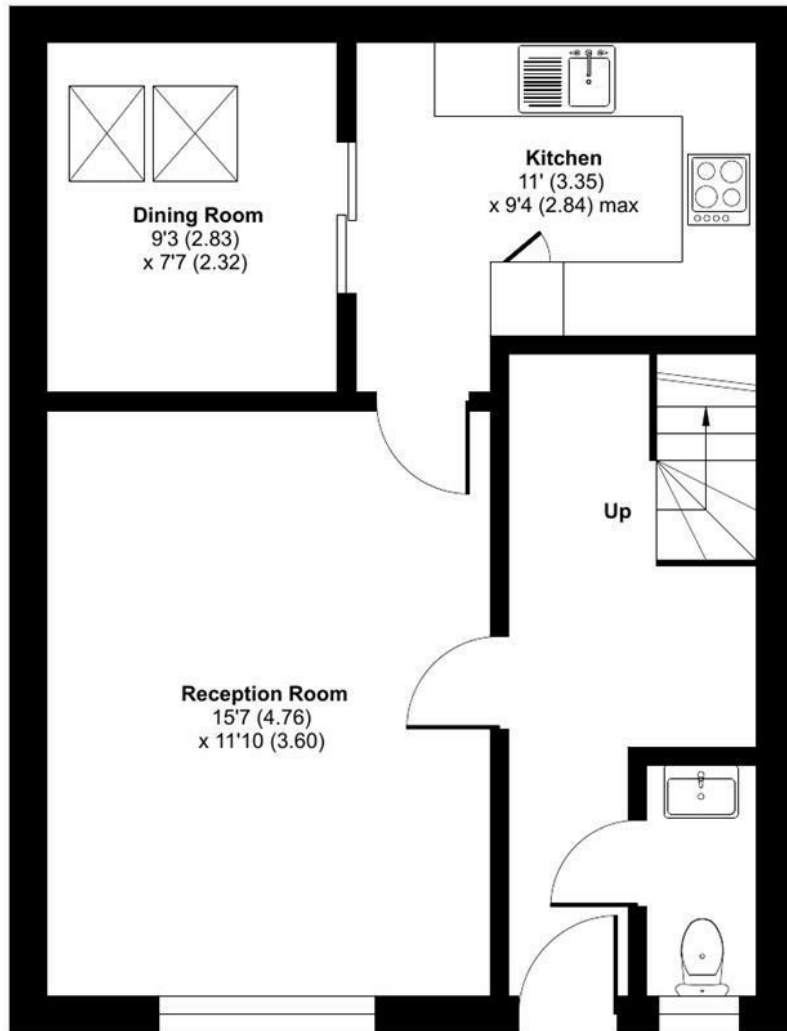
Agents Note

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.

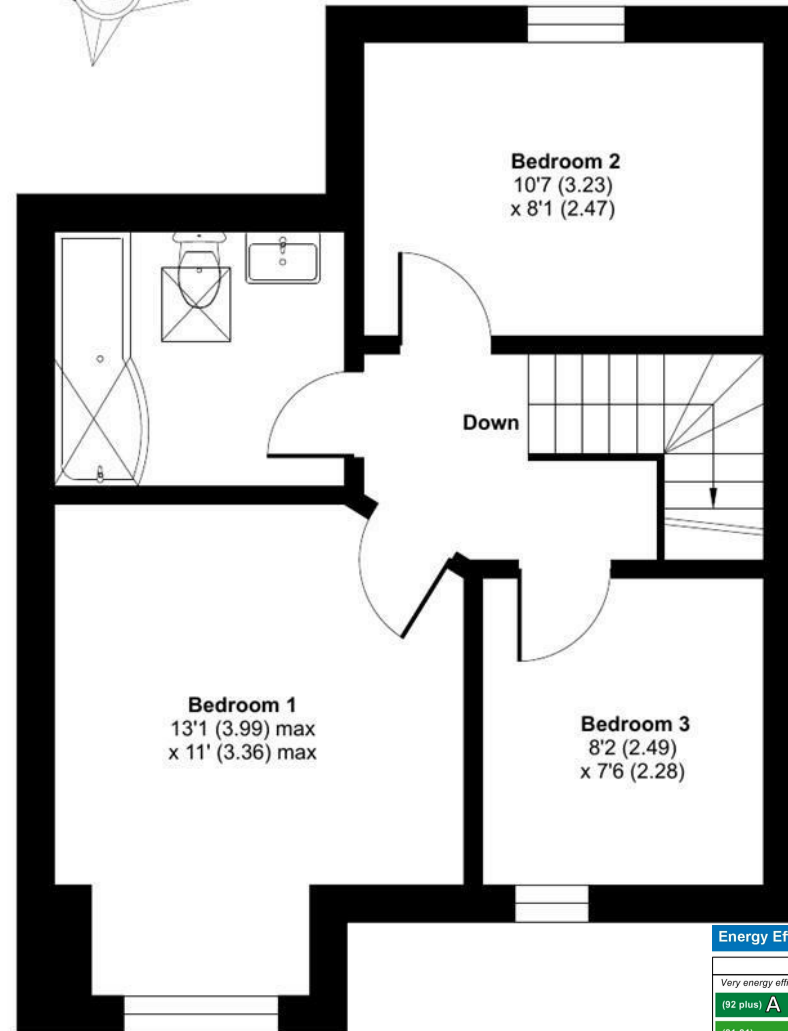
Gloucester Road, Bath, BA1

Approximate Area = 883 sq ft / 82 sq m

For identification only - Not to scale



GROUND FLOOR



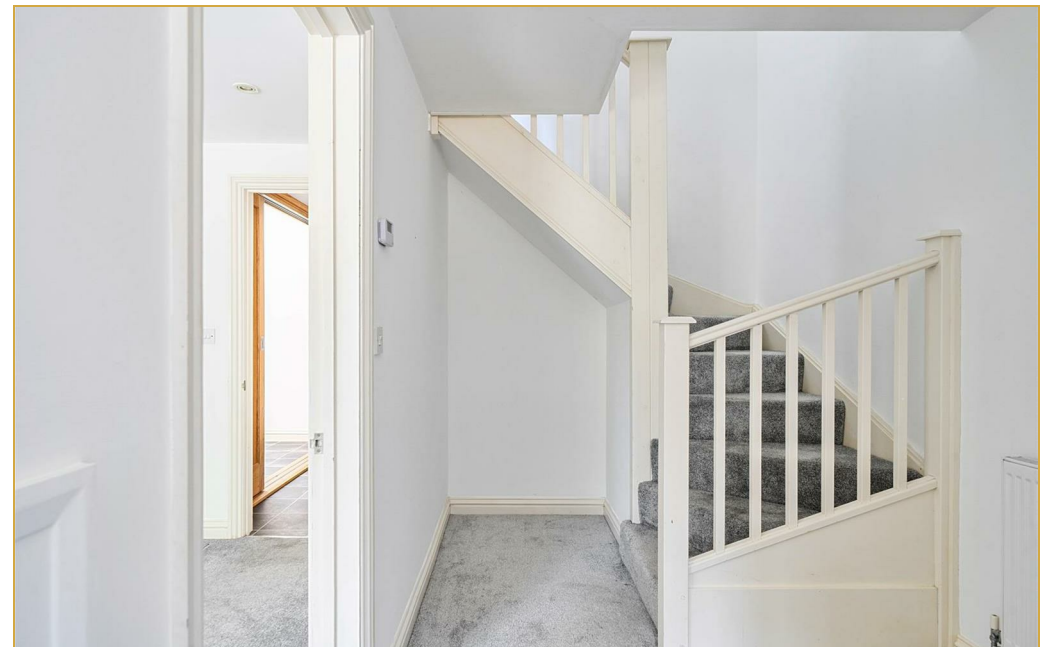
FIRST FLOOR

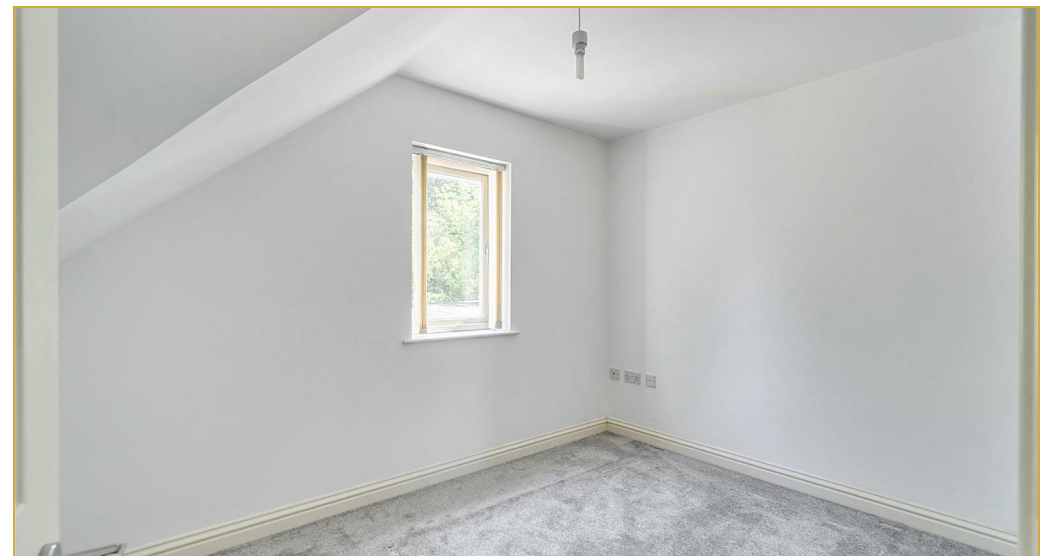
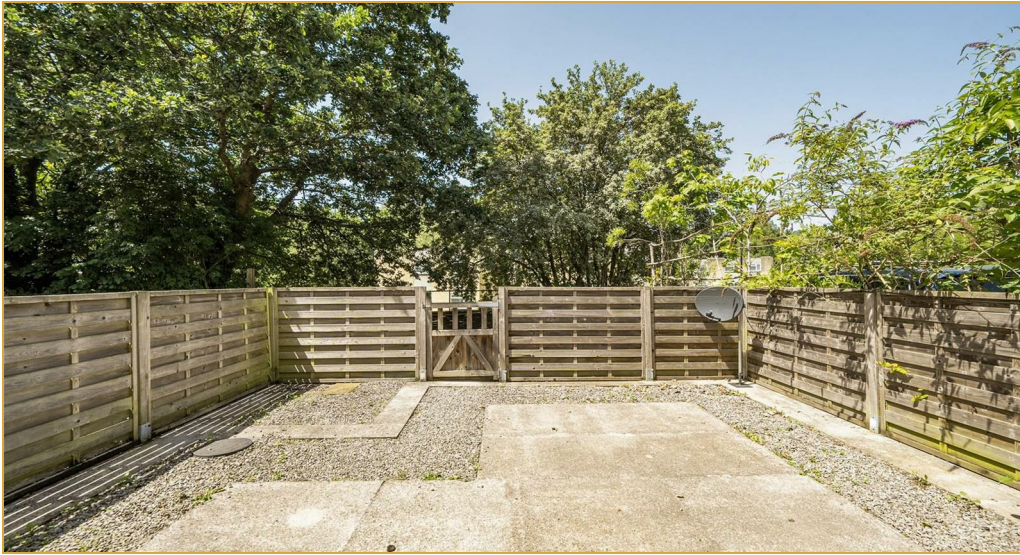


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1481064



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive





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