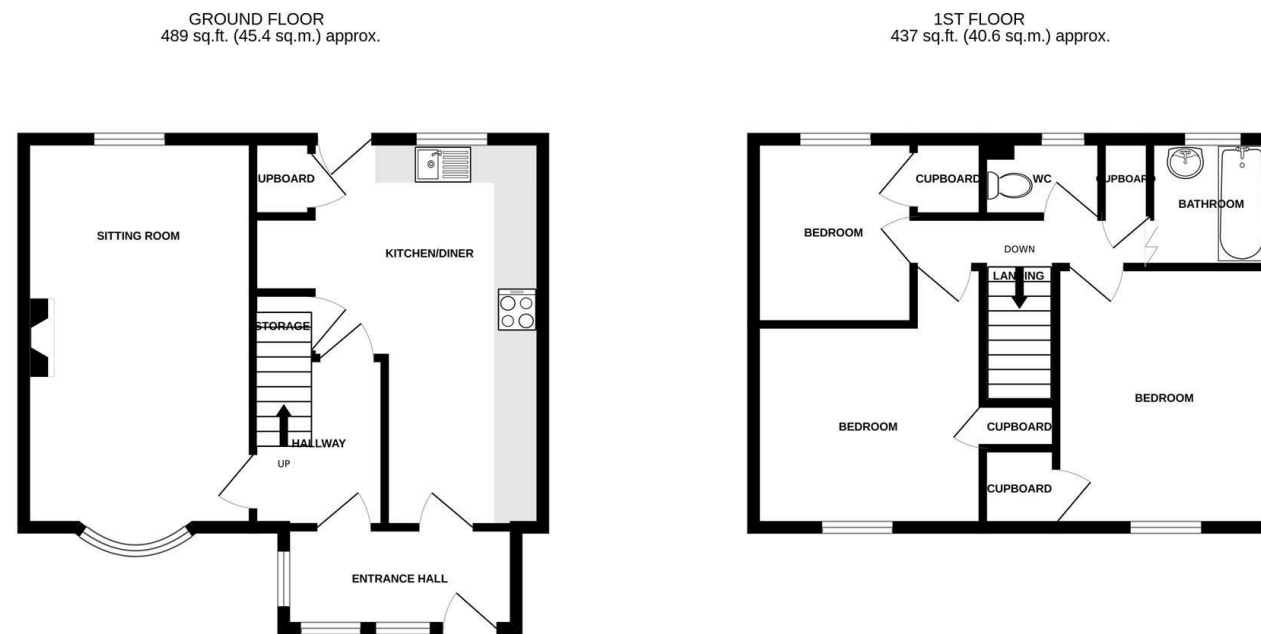


489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

96 Sheridan Road, Bath, BA2 1RB



TOTAL FLOOR AREA: 926 sq.ft. (86.0 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.  
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Offers In Excess Of £300,000

A lovingly cared for family home set in an elevated position on the western side of Bath with well established mature gardens to the front and rear available with no onward sales chain.

- 3 Bedrooms
- Central staircase
- Well proportioned accommodation
- Mature gardens
- Workshop
- Well maintained with scope for modernisation
- Far reaching views
- Western side of Bath
- Suitable for Families or Investors alike
- No onward chain

## 96 Sheridan Road, Bath, BA2 1RB

This terraced house sat in an elevated position provides opportunity for families, professionals and investors alike to secure a good-sized and well proportioned home. With three bedrooms, and far reaching views this property is perfect for those looking for a quieter location close to the city.

The house has been lovingly cared for, and in the family for almost 60 years. While it is in good condition, there is scope for modernisation as and when you see fit.

A real feature of this property is its mature tiered gardens to the front and rear, including plants, shrubs, seated patio areas and a workshop.

Internal viewing recommended.

### Ground floor

#### Entrance Porch 3.49 x 1.457 (11'5" x 4'9")

Double glazed entrance door to wood panelled entrance porch with windows to the front and side aspect. Radiator, glazed doors to kitchen and

#### Hallway

Radiator, stairs to first floor, access to kitchen and living room

#### Living Room 3.261 x 5.504 (10'8" x 18'0")

A dual aspect living room with double glazed windows to the front and rear. Bow window to front, radiator, living flame gas fire, tv point, internal obscured window to kitchen.

#### Kitchen 5.495 x 4.128 (18'0" x 13'6")

'L shaped' kitchen breakfast room, again spanning the length of the property with double glazed window and door to the rear providing access to the garden. One and a half bowl sink with mixer tap, integrated eye level double ovens, electric hob with extractor over, space for further appliances such as fridge freezer & washing machine. Range of wall and base units, in built pantry/larder and further understairs storage cupboard. Vinyl flooring? Tiled splashbacks, radiator.

### First Floor

#### Bedroom 1 3.718 x 3.088 (12'2" x 10'1")

Fully fitted with bedroom furniture including ample wardrobe and drawer storage space. Double glazed window to front aspect, with radiator beneath. Over stairs cupboard, access to roof space (with ladder/boarded?) Far reaching views.

#### Bedroom 2 3.29 x 2.816 (10'9" x 9'3")

Another spacious double bedroom, with over stairs cupboard. Double glazed window to front aspect. Far reaching views. Radiator.

#### Bedroom 3

Currently presented with fully fitted office furniture. Double glazed window to rear, telephone point, shelved cupboard housing Worcester gas boiler, radiator.

#### Externally

The property benefits from mature tiered gardens to both the front and rear, the back garden a particularly notable feature with greenhouse, workshop with power & light and a paved seating area.

#### Additional Information

Local authority. Bath and North East Somerset Services. All mains services connected Broadband. Ultrafast 1000mps. Source Ofcom Good external & internal mobile coverages available via EE, O2, Three and Vodafone. Source Ofcom.

