



**JEREMY JENKINS**

ESTATE AGENT

# 10 Ashley Road, Bathford, BA1 7TT.

**Guide price: £275,000**

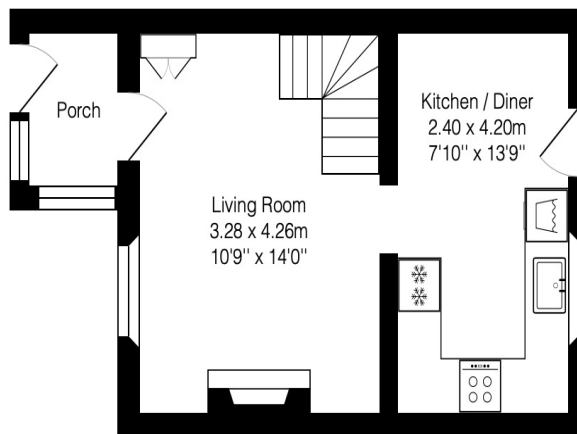
Period home in heart of ever popular Bathford to the east of Georgian Bath. Two bedrooms, sitting room & kitchen dining room.

The ground floor has a useful porch leading to the sitting room which spans the width of house, there is a feature fireplace & open staircase to the first floor. The kitchen dining room is similarly well proportioned & has a range of work tops with cupboards above & below, fitted hob & oven with spaces for white goods. The stable door leads to a small rear courtyard. Upstairs there is a good double bedroom with two windows to the front of the cottage & built in wardrobe. The second bedroom could double as a home office. Lastly there is a bathroom. To the front of the house is a pretty walled garden. The cottage has been let for many years & would make an excellent first buyer home, possible holiday let or countryside "bolt hole" away from the hassles of modern city life. Essential viewing for anyone seeking a cosy village home.

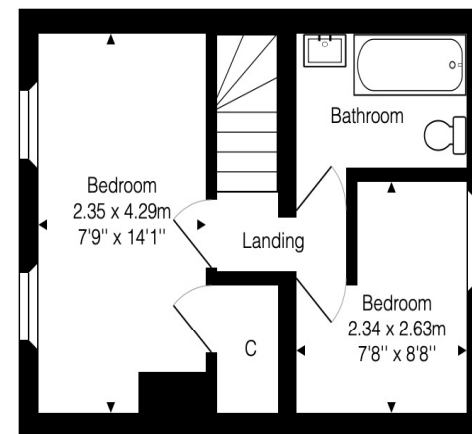
The property is situated on this very desirable road in the middle of Bathford yet off the "beaten track". It is within easy walking distance of the various amenities in the village including; a community shop/cafe, hair salon, parish rooms, village club, frequent bus service, an excellent primary school, children's playground, allotments, rugby and cricket clubs and a church. The pub, The Crown, is a well-regarded watering hole serving good food. Wonderful walks are close to hand - in the nearby open countryside, along the river, or up in the woodland at Brown's Folly. Georgian Bath is some 3½ miles away offering city centre shopping, far reaching rail links, nightlife & entertainment.

- Sought after village near Bath
  - Two bedrooms & bathroom
  - Sitting room with fireplace
  - Kitchen dining room
  - Pretty front garden & tiny courtyard
  - Offered with no onward chain
- EPC - D**





Ground Floor  
Area: 26.3 m<sup>2</sup> ... 283 ft<sup>2</sup>



First Floor  
Area: 25.7 m<sup>2</sup> ... 277 ft<sup>2</sup>

Total Area: 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup> (excluding porch)

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.

Area includes internal and external wall thickness

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*Offered with No Chain*

