



Lansdown Lane
Upper Weston | Bath

**NASH
& CO**



Summary

A stunning two double bedroom end terraced property with large private, west facing, garden accessed via the shared rear footpath. The property is beautifully presented and is located near Weston High Street amenities. Accommodation comprises – entrance porch; spacious open plan living room and dining room; kitchen/breakfast room with modern stylish shaker style kitchen; utility room; ground floor WC; on the first floor are two double bedrooms and a family bathroom. There is also a stone built outbuilding needing complete renovation which could provide scope for a home office or workshop.

Location

Lansdown Lane forms part of the popular Weston Village area of the Bath. The property is moments away from a variety of local shops and amenities on Weston High Street, including - café, express supermarket, newsagents, bakery, Italian deli, takeaway and public house. The city centre is a mostly level 30-minute walk away taking you through beautiful Royal Victoria Park, or alternatively, a regular bus service runs throughout the day with stops on High Street and Crown Road. The Royal United Hospital is close by on Combe Park. The Cotswold Way provides great access to the beautiful surrounding countryside and is accessible via the nearby Weston Recreation Ground. There is easy access to both the A4 to Bristol and the M4 at junction 18, via Lansdown Lane.



- End of terrace period property
- Two double bedrooms
- Beautifully presented
- Stunning Shaker style kitchen
- Large private garden accesses via a shared rear footpath
- Large open plan living room/dining room.
- Utility room
- Stone built outbuilding needing complete renovation.
- Close to Weston High Street shops and cafes
- Weston All Saint Primary schools close by

nashandcobath.co.uk

enquiries@nashandcobath.co.uk



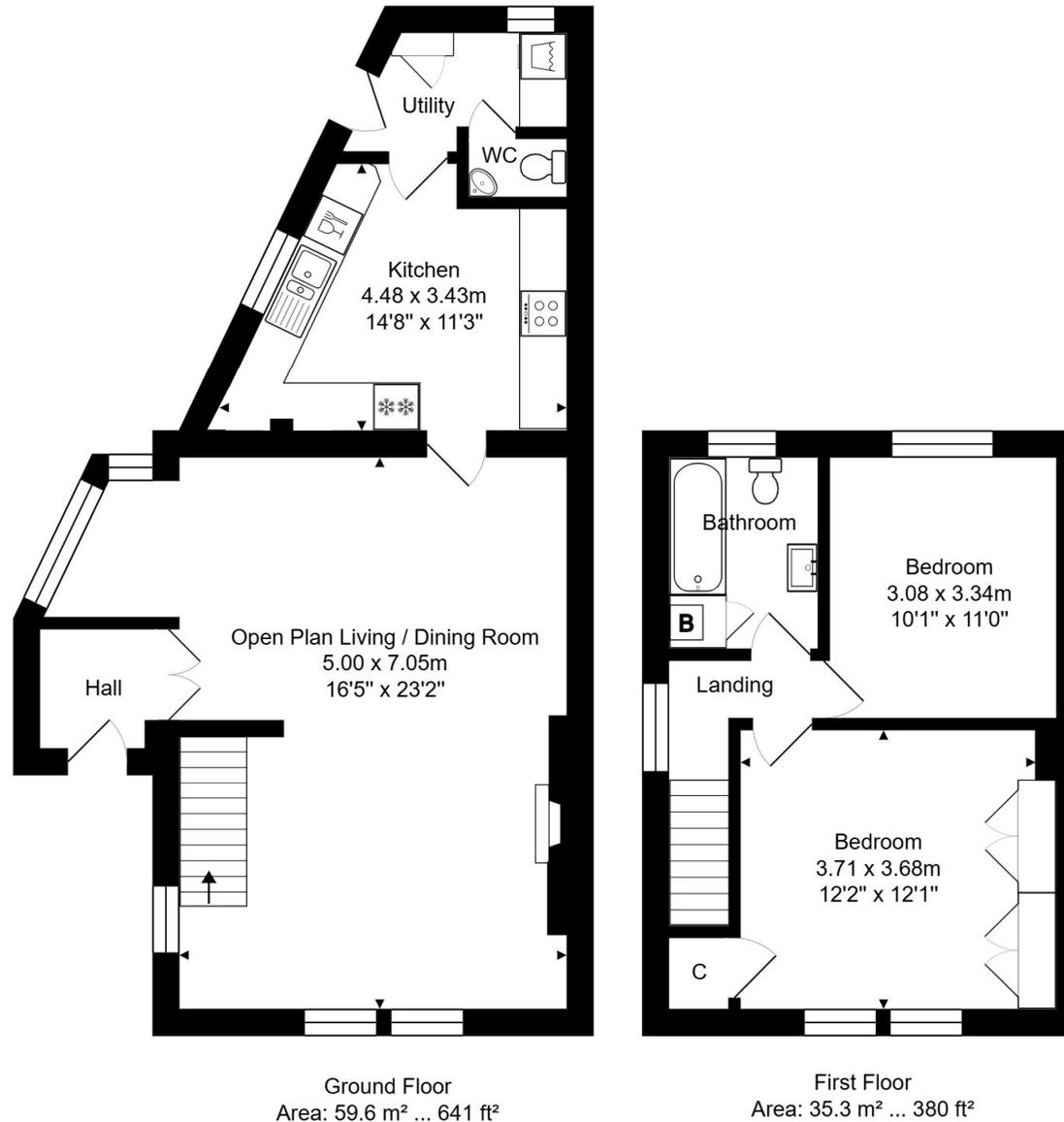


17 Chelsea Road, Bath, BA1 3DU

01225 444 800

enquiries@nashandcobath.co.uk

nashandcobath.co.uk



Total Area: 94.9 m² ... 1021 ft²

Additional Property Information

- Freehold
- EPC rating D
- Council Tax band C

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.