

**Marshfield Way, Bath, BA1 6HG**

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***welcome to***

## Marshfield Way, Bath

A three bedroom late 1900s built semi detached house, smartly presented set in an elevated position outstanding views in the ever popular Fairfield Park, just to the North East of the City centre.



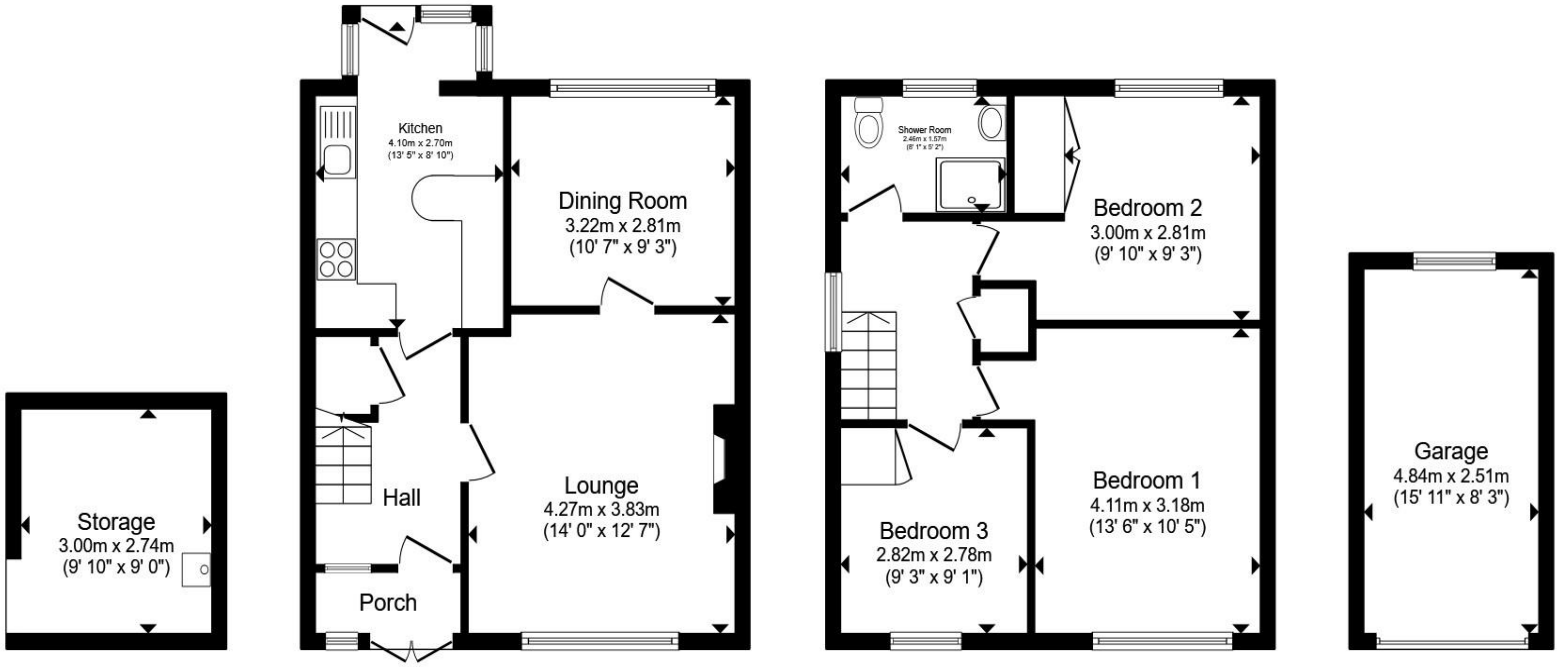













Total floor area 108.6 m² (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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This home is available with no onward chain with the living space set over two floors, with an impressive undercroft space which could be converted, subject to the usual consents.

You enter the property through the double doored entrance porch leading to your hallway with the rest of the ground floor level compromising of a living room and separate dining room, as well as a kitchen with a small porch extension to the rear, which then opens out to some steps to a terraced area and lawn where remarkable views can be enjoyed. On the first floor there are three good bedrooms, with the main bedroom benefiting from a range of fitted wardrobes. Additional features include double glazing, gas central heating, and sizable gardens to front and rear, with a garage to end of the garden.

The property, which has a long leasehold title like many houses of a similar type in the area, is very well situated to reach Camden, Larkhall Village, Lansdown and Charlcombe, each offering favoured amenities; reputable schools, cafes, shops and transport links. The area is popular with commuters who need to reach the M4 without crossing the City.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

*welcome to*

# Marshfield Way, Bath

- Popular Fairfield Park location
- On north-eastern edge of City centre
- Three bedroom semi-detached house
- Living room, and dining room
- 999 year lease remaining

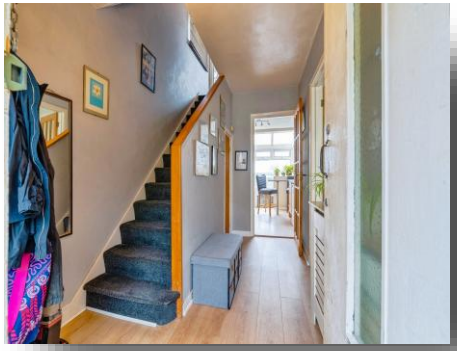
Tenure: Leasehold EPC Rating: D
Council Tax Band: D  Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Oct 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

## £390,000










Please note the marker reflects the postcode not the actual property

**view this property online** allenandharris.co.uk/Property/LAR105904

The Property Ombudsman

Property Ref:
LAR105904 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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