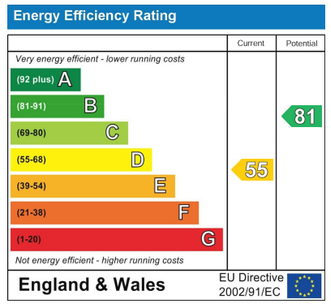
FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1478247

EPC CHART:



ZEST PROPERTY SERVICES

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London road
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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



6A, Hanover Street, Bath, BA1 6PP

2 Bedroom House - End Terrace

Offers in excess of £475,000

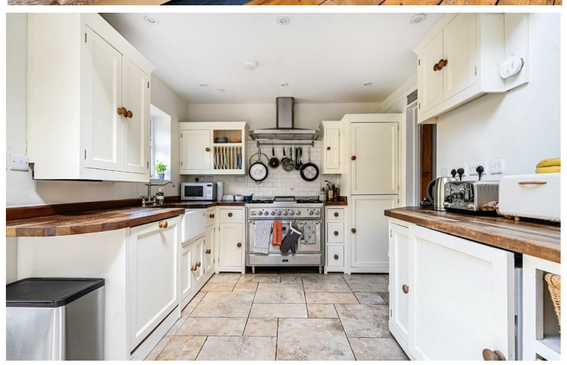
- A Well Presented End Terrace Period Home
- Well Balanced Flexible Accommodation Over Three Floors
- Offered To The Market With No Onward Chain
- Situated On A No Through Road
- Level Enclosed Rear Garden With Driveway Parking
- Freehold, Council Tax Band C, EPC Rating D

DETAILS

An immaculately presented two double bedroom period home offered to the market with No Onward Chain. The house boasts well balanced, flexible accommodation set over three floors along with a level rear garden and driveway parking.









DESCRIPTION
Upon entering the property, you are welcomed by a light and airy hallway with stairs rising to the first floor. To the left, at the front of the home, is a generously proportioned bay-fronted living room featuring a charming fireplace and wooden flooring, which continues throughout much of the ground floor.

The dining room has been opened up to create a wonderful sense of light and space and also benefits from an attractive period fireplace. To the rear of the property is a full-width kitchen/breakfast room, fitted with a range of wall and base units complemented by wooden worktops and a tiled floor. Glazed doors provide direct access to the rear garden.

The first floor offers two double bedrooms, both featuring fireplaces, while the principal bedroom also benefits from a built-in cupboard. A family bathroom serves this floor and is fitted with a three-piece suite comprising a panelled bath with shower over, WC, and wash hand basin.

The accommodation is completed by a loft room on the second floor, currently used as a home office, offering flexible additional space.

Externally, the property enjoys a neat front garden with a mature hedge and side access leading to the rear. The rear garden is level and predominantly laid to lawn, complemented by patio seating areas and enclosed by a combination of fencing and walls. The property further benefits from driveway parking located at the rear of the garden.

LOCATION
Hanover Street is a desirable residential address on the eastern side of Bath, within easy reach of the city centre. The property benefits from nearby shops, cafés and amenities in Larkhall, scenic riverside and canal walks, excellent transport links, and a choice of well-regarded primary and secondary schools. Bath's cultural, retail and dining attractions are also conveniently close by, making this an ideal location for families and professionals alike.



