



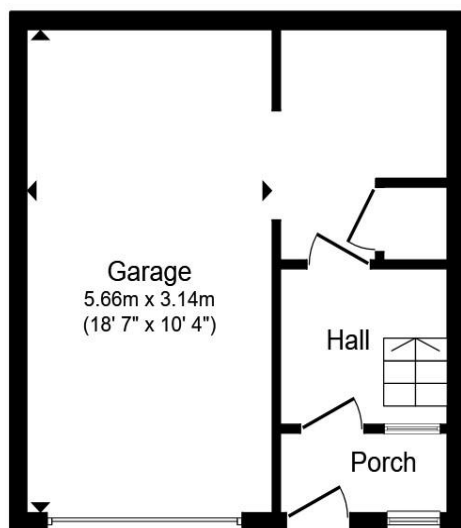
Marshfield Way, Bath BA1 6HQ

welcome to

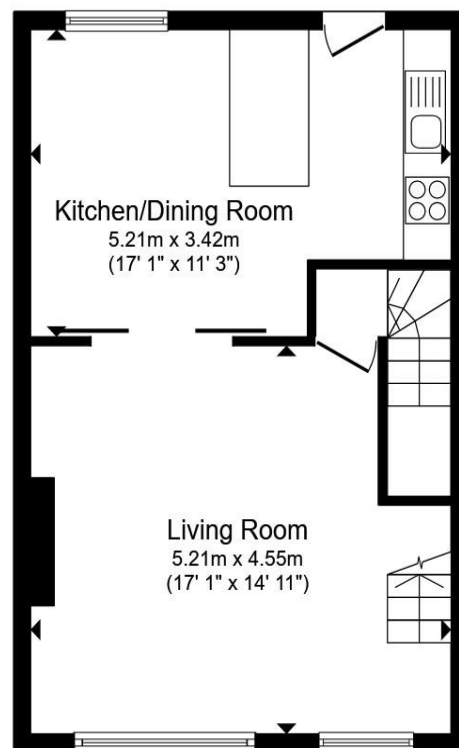
Marshfield Way, Bath

Allen & Harris Larkhall office are very pleased to offer this excellent opportunity to purchase a lovely home that requires updating, a brilliant prospect with No Chain!

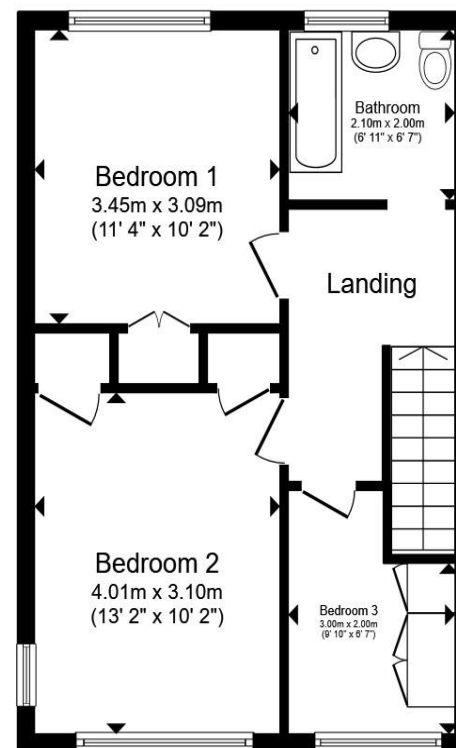




Ground Floor



First Floor



Second Floor

Total floor area 117.2 m² (1,262 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

Occupying a lovely cul-de-sac location in Fairfield Park in Bath, this delightful end of terrace town house that has been cherished and loved by the owners for years, this in turn proves the area and location is outstanding! Offered with no onward chain and having great size accommodation with living room, fitted kitchen/dining room, three bedrooms and fitted bathroom suite. To the outside you have large side gardens, gardens to the rear, driveway and an integral garage with electric door. Excellent local schools closeby.

The home requires modernisation throughout as the price reflects, once finished to a high standard, you would have a really beautiful long term home. The views to the first and second floor are far reaching (see picture) and simply put...stunning! We are now offering viewing slots for the property and we would suggest that an early viewing would be a very good idea to avoid disappointment. Also offered with NO CHAIN!

welcome to

Marshfield Way, Bath

- Good Size Three Storey Town House With Far Reaching Views Over Bath
- Large Side Gardens - See Photos
- Fantastic Cul-De-Sac Location In Fairfield Park
- Requires Up Dating Throughout
- Three Bedrooms & Fitted Bathroom Suite

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£430,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105636



Property Ref:
LAR105636 - 0004

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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