

whiteley helyar



865 ft²



3 bedrooms



bathroom
& cloakroom



off-street parking
in resident's car
park

Guide Price £ 500,000

22a Morford Street, Bath, BA1 2RL

A modern three bedroom terraced home, extensively refurbished over the past few years, with garden and access to a car park, and no onward chain. Located just to the north of the city centre, the house offers a wonderfully open plan living space which opens directly to the garden, whilst the position allows fantastic access to all that Bath has to offer.

ACCOMMODATION

Entrance hall

Cloakroom

Open plan kitchen/living/dining room with glazed double doors to the garden

Two double bedrooms, one with fitted wardrobe

Single bedroom

Modern shower room

EXTERNALLY

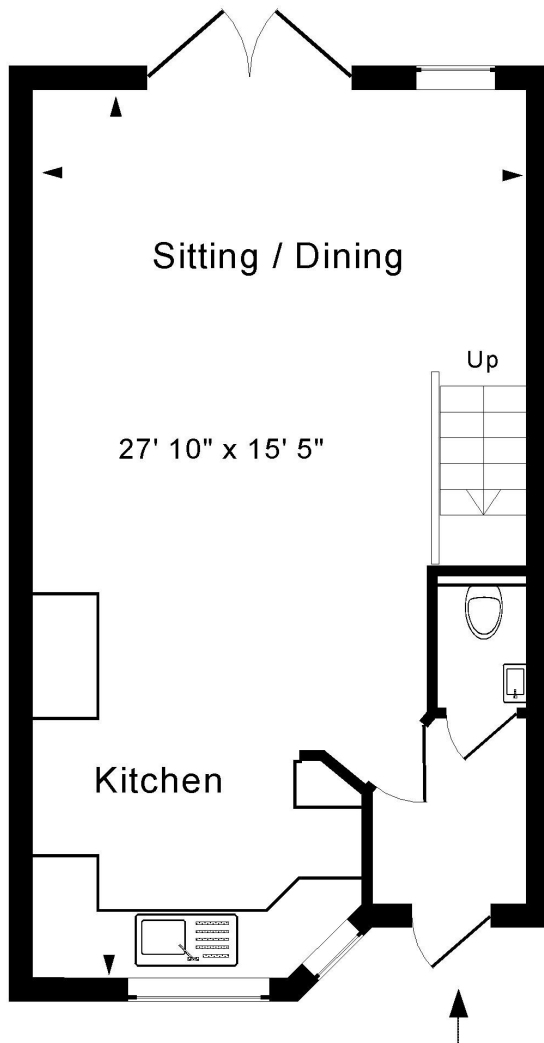
Accessed from the reception area, the enclosed low maintenance garden is laid entirely to decking, with a raised bench seat along one side which also acts as very useful storage. There is also a sizeable shed, and gated access to the car park.

LOCATION

Morford Street is most conveniently located on the lower slopes of Lansdown, just a short walk from the many shops, restaurants and amenities in Margaret's Buildings, on Brock Street, St James's Square and in the city centre. Royal Victoria and Hedgemoor Parks are close by (with their fabulous grounds, Botanical Gardens, tennis courts and extensive children's play areas), whilst swift access to the M4 is available without having to cross Bath.







Ground Floor

Approx. Gross Internal Floor Area 865 Sq. Ft. / 80 Sq. M

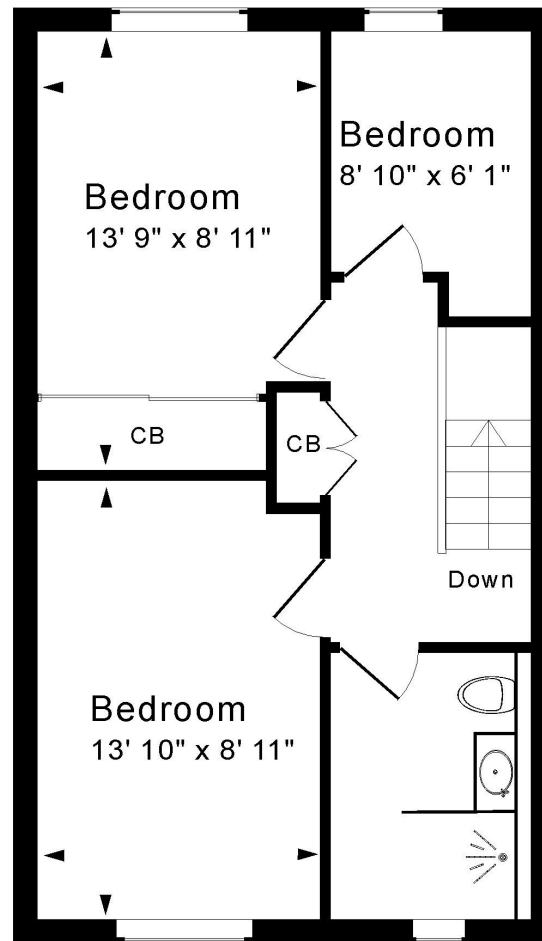
Includes Conservatories. Excludes Garages, Porches etc. unless stated

For identification purposes only. Not to scale.

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Drawing Number: 172-09

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First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	84
EU Directive 2002/91/EC		



Tenure: Freehold
Council Tax Band: 'C' - £2,066.91 ('26/'27)