



1960's Three Bedroom Semi. Some Updating Required. Popular Location. EPC Grade D



41 Lynfield Park

Bath

BA1 4ES

PRICE: £350,000

In a favourable Weston location above the village and close to Weston All Saints Church, a tired but solid 1960's semi detached house, formerly an HMO but would now make an ideal family home. In need of general updating but with a new boiler and modern electrics. Hall, living room, dining room, kitchen with lean-to off. Upstairs there are three bedrooms and a bathroom. This part of Lynfield Park is pedestrian access only, on street parking is available on the roads above and below. Delightful West facing garden with views towards Kelston Roundhill. Excellent local amenities. Vacant Possession. A wonderful spot.

1960's Semi

Three Bedrooms

Two Reception Rooms

Kitchen & Lean-To

Bathroom

Gas Central Heating

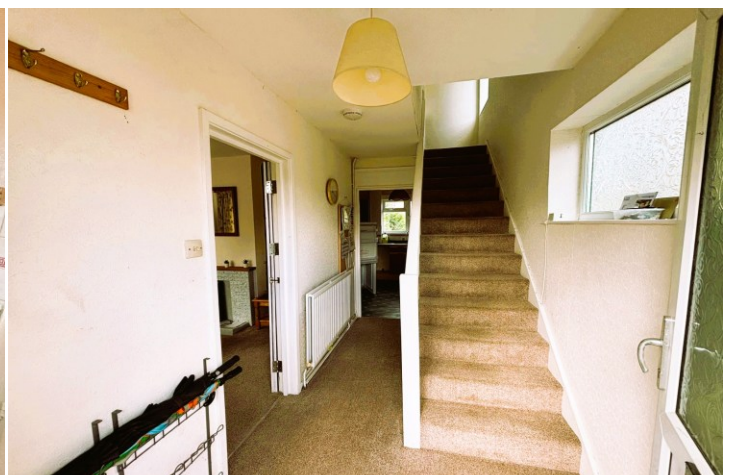
Views

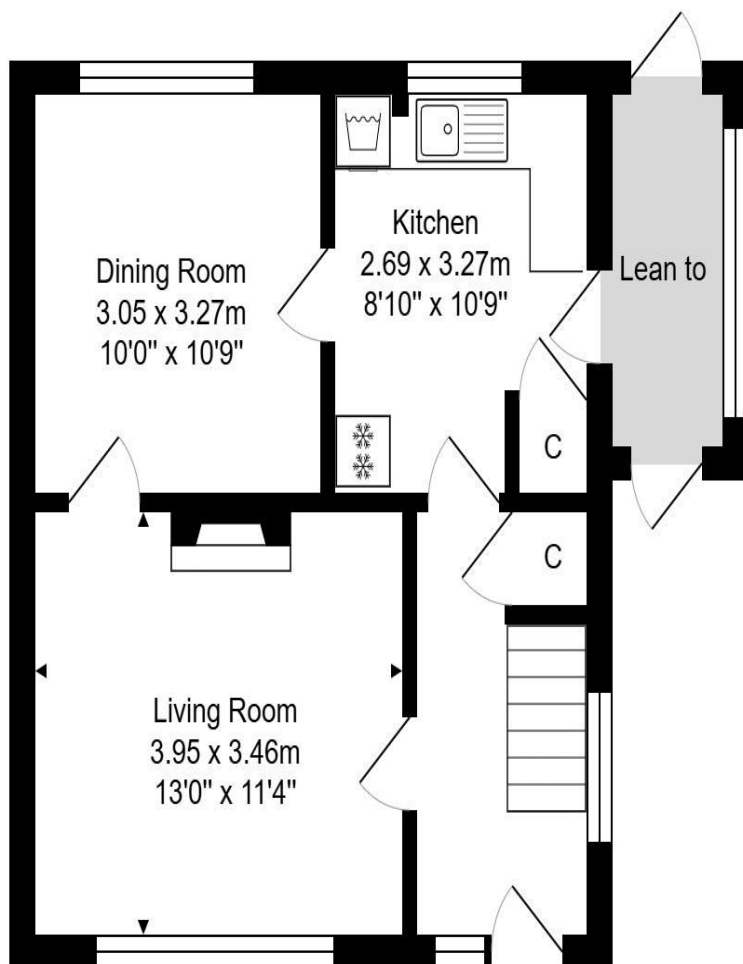
Freehold

877 Sq Ft (81.4Sq Mt)

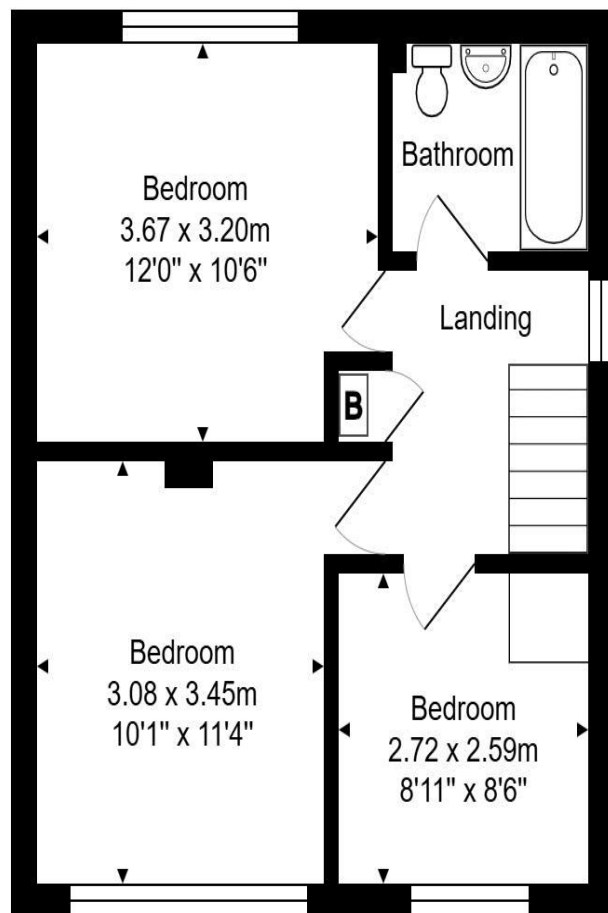
Former Licensed HMO

Council Tax Band D £2266





Ground Floor
Area: 40.7 m² ... 438 ft²



First Floor
Area: 40.7 m² ... 438 ft²

Total Area: 81.4 m² ... 877 ft² (excluding lean to)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk

Kit Johnson Residential
26-33 High St
Weston
Bath
BA1 4BX
01225 444447
sales@kitjohnson.co.uk
www.kitjohnson.co.uk