



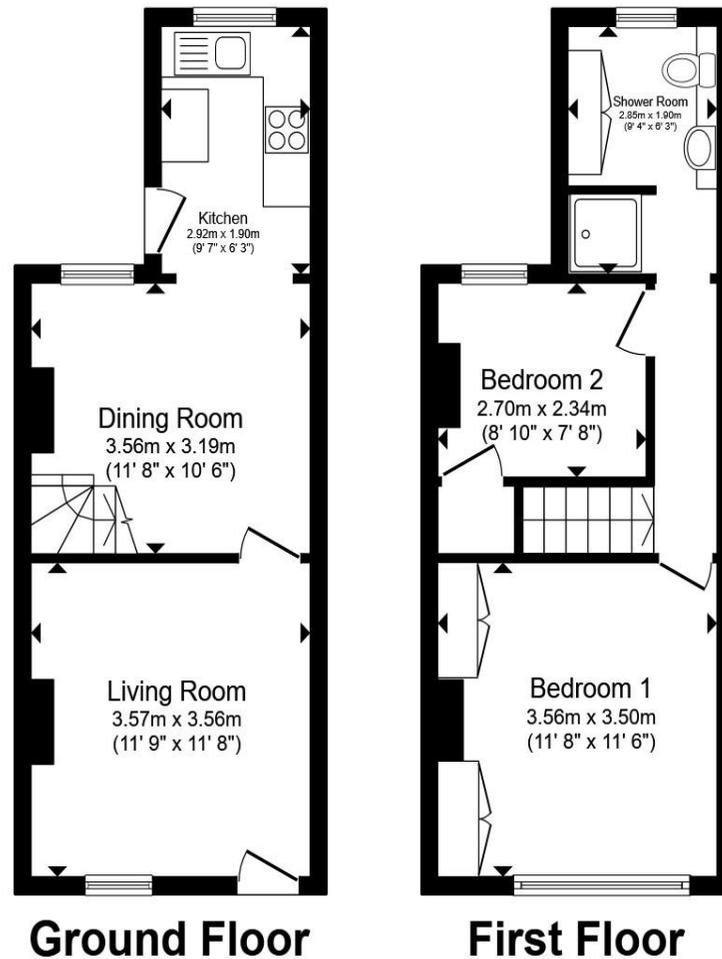
Dafford Street, Bath, BA1 6SW

welcome to

Dafford Street, Bath

Fantastic Grade II Listed Georgian Cottage sat in the ever popular Larkhall location. Ideal first time buyers home, this cosy home is offered with No Chain!





Total floor area 61.3 m² (659 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



Allen & Harris Larkhall are very pleased to be able to offer you his wonderful opportunity to buy your first house (or first buy to let investment) in arguably one of Bath's finest villages...Larkhall. Just a short walk you will find all the delights of the village with its locally ran shops to include a local butcher, post office, second hand book shop, cafes and restaurants, deli and sandwich shop, hairdressers and local garage. Highly regarded area with a super atmosphere every day.

This Grade II listed Georgian cottage has traditional style accommodation with cosy living room, dining room and kitchen (the door from the living room to the dining room has an original half glazed (green glass) door with original door feature, there are also other original features). Upstairs you will find two bedrooms and a bathroom suite. To the outside there are lovely size front gardens and a courtyard rear garden. The house is also offered with No Onward Chain, and will appeal to the first-time buyer, those downsizing and a great opportunity for a buy to let investor.

We are now taking viewing slots, so please call us to book your viewing slot, so you don't miss out!!

welcome to

Dafford Street, Bath

- Beautiful Grade II Listed Georgian Cottage
- Delightful Larkhall Village Location
- Fantastic First Time Buyers Home
- Some Original Georgian Features - Esp Half Green Glazed Door In Living Room
- Two Receptions & Two Bedrooms

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

£370,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105642



Property Ref:
LAR105642 - 0002

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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