

whiteley helyar



Guide Price £550,000

6 Chilton Road, Bath, BA1 6DR



1,156 ft²



3 double
bedrooms



bathroom &
separate WC



permit parking &
garage available
by separate
negotiation

A well presented three double bedroom period property enjoying far reaching views within this highly sought after road with nearby garage available by separate negotiation. This well presented house offers over 1,100 square feet of bright and versatile accommodation arranged over four floors and retains a number of delightful features such as feature fireplaces, high ceilings, sash windows as well as some lovely stained glass.

ACCOMMODATION

entrance hall
dining room
kitchen
sitting room
three double bedrooms
stylish bathroom with bath and shower

EXTERNALLY

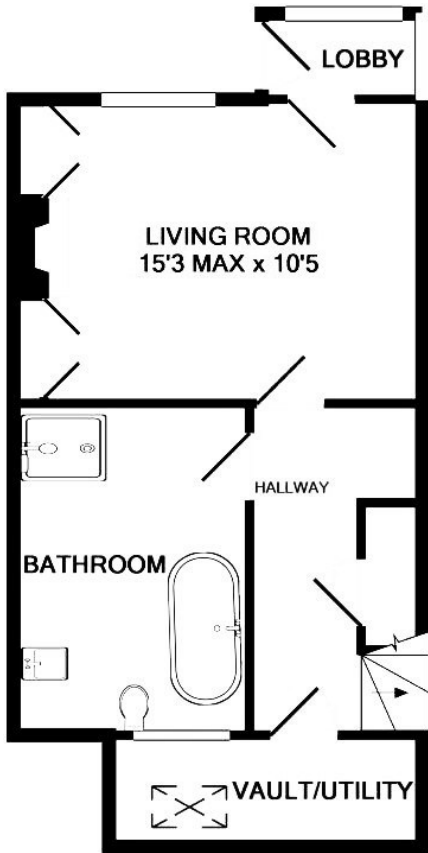
The property benefits from a small gated front garden, great for storing bikes and bins off the road and South facing rear garden providing a great blank canvass.

LOCATION

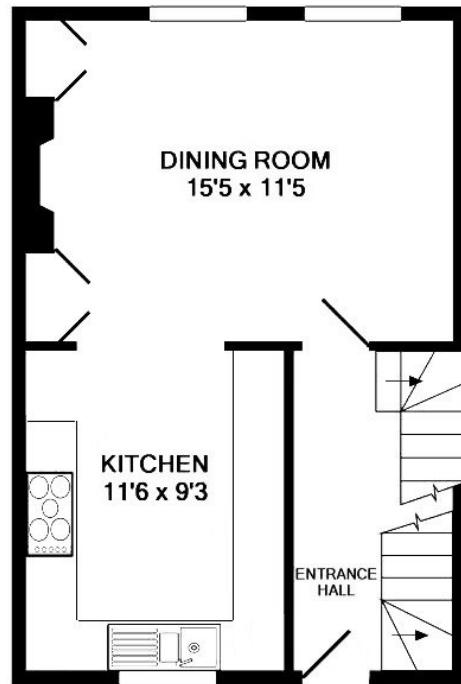
The property occupies a highly sought after and elevated position on the desirable North Eastern slopes. It is within walking distance of shops and amenities in both Fairfield Park and Larkhall, as well as Morrisons supermarket on London Road, and is well served by buses to the centre of Bath which is about a mile away. It is also ideally placed for easy access to the M4 without having to cross the city.



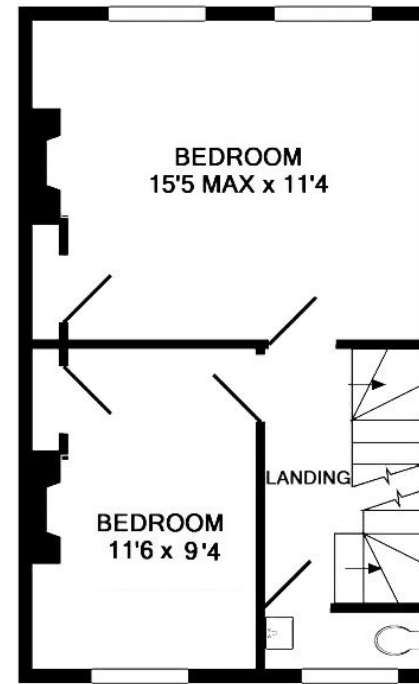




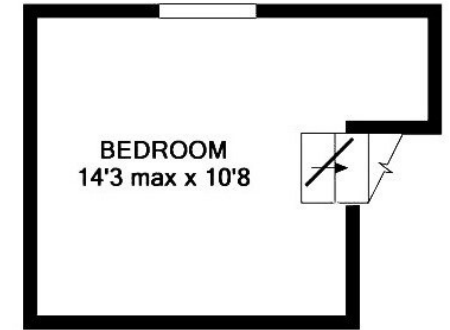
GARDEN LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

6 CHILTON ROAD, BATH, BA1 6DR
 TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Tenure: Freehold
Council tax band: 'D' = £2,107.05

