



Lansdown Crescent, Timsbury, Bath, BA2 0JX

£325,000

- Three Bed Semi Detached
- Utility & WC Area
- Potential to Extend (STPP)
- Sought After Location
- Council Tax Band - B
- Impressive Large Rear Garden
- Driveway Parking
- Close Commuting Distance To Bath
- Tenure - Freehold
- Energy Rating - D

Barons are delighted to bring to the market this charming semi-detached home, ideally situated on Lansdown Crescent. Offering a wonderful balance of comfort and practicality, this well-presented property is perfect for families or those seeking additional living space.

The accommodation comprises a welcoming lounge, a well-appointed kitchen, and a separate dining room, currently utilised as an additional reception room, providing flexibility to suit a variety of needs. Further ground floor benefits include a utility room and a convenient WC.

Upstairs, the property offers three well-proportioned bedrooms, including two spacious doubles and a single bedroom, along with a modern shower room.

Externally, the home boasts a generously sized rear garden, ideal for outdoor entertaining, gardening enthusiasts, or simply enjoying the peaceful surroundings. The property also benefits from driveway parking, providing off-road convenience and garage.

Located in the sought-after village of Timsbury, the property enjoys a tranquil setting while remaining within easy reach of Bath, offering a wide range of shops, restaurants, and amenities.

This delightful home presents an excellent opportunity for buyers seeking a blend of village charm and accessibility to city living.

Kitchen 14'6" x 7'11" (4.44 x 2.43)

Lounge 17'5" x 10'5" (5.31 x 3.19)

Dining Room 11'2" x 8'11" (3.42 x 2.74)

Utility 6'11" x 6'1" (2.13 x 1.87)

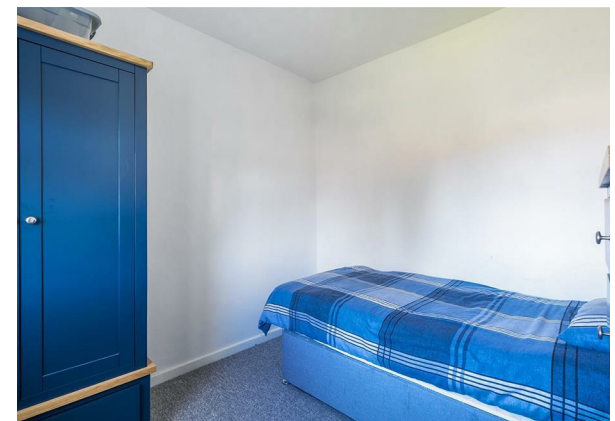
WC

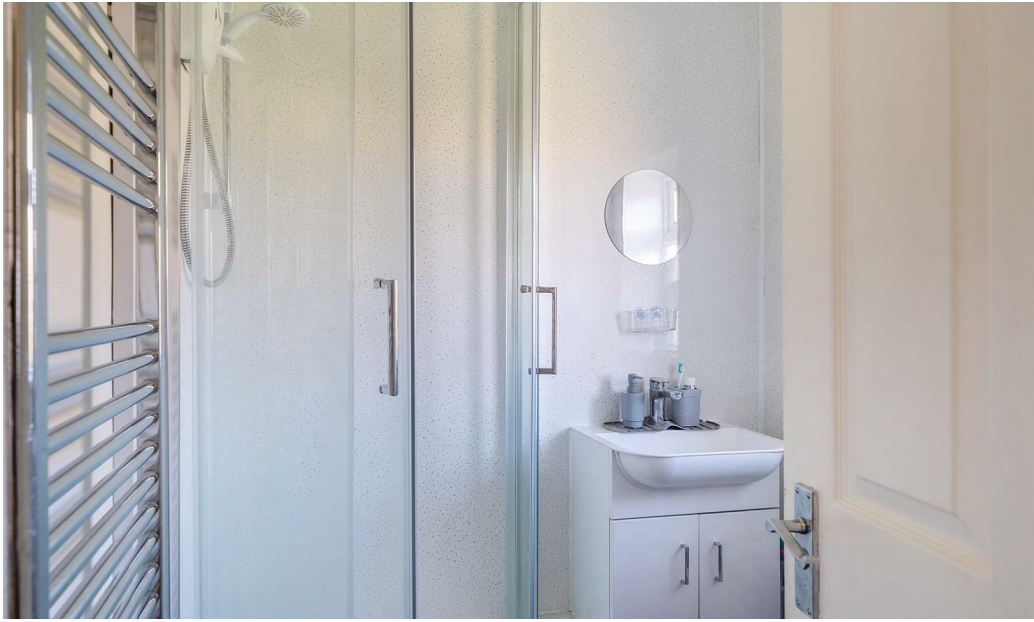
Bedroom One 13'4" x 11'6" (4.08 x 3.51)

Bedroom Two 11'9" x 11'6" (3.60 x 3.51)

Bedroom Three 8'8" x 8'4" (2.65 x 2.55)

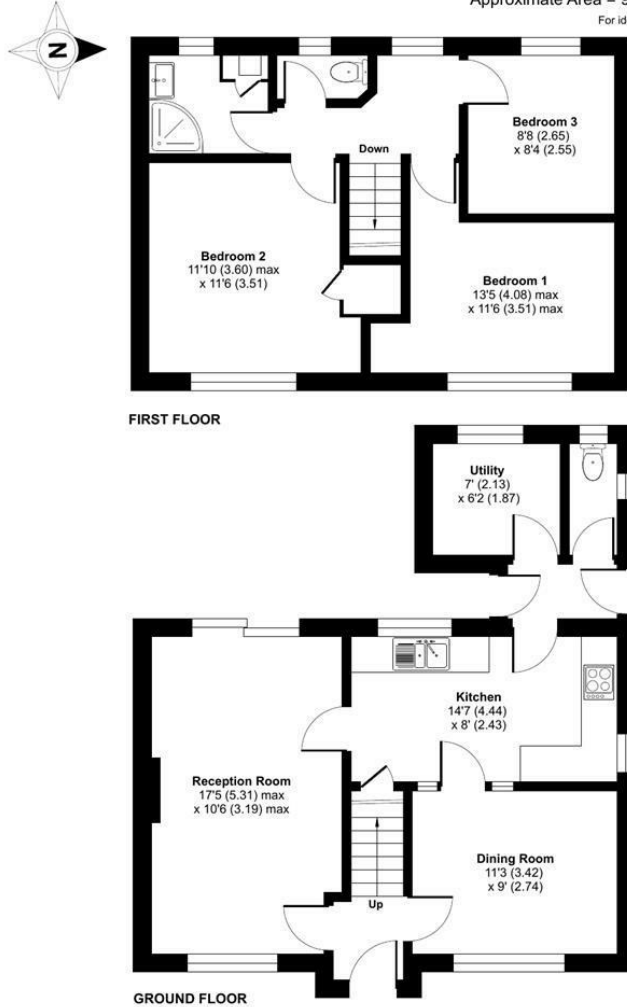
Shower Room



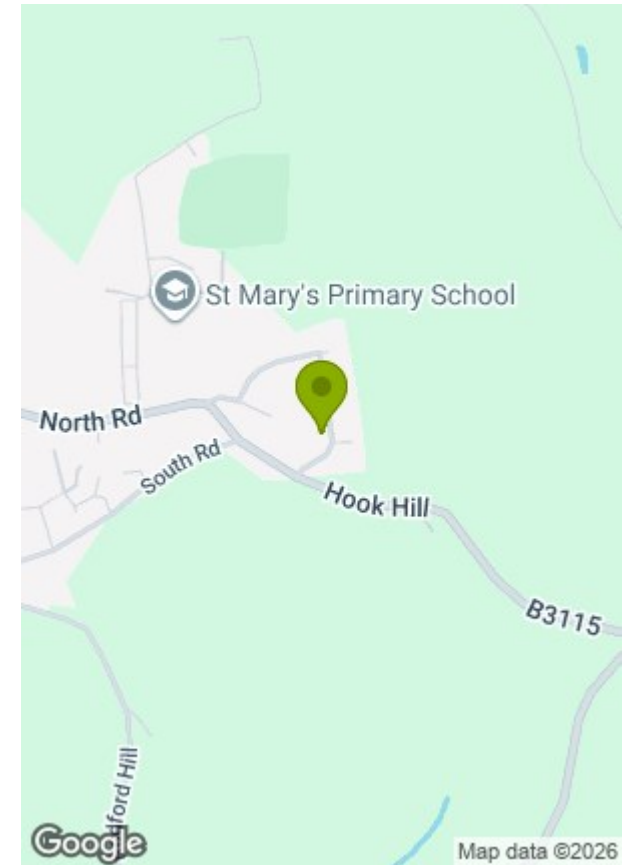


**Lansdown Crescent, Timsbury, Bath, BA2**

Approximate Area = 979 sq ft / 90.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barons Property Centre. REF: 1429289



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
		<b>59</b>	<b>75</b>
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.