



BROOKLYN ROAD, LARKHALL, BA1
£375,000 FREEHOLD

Winkworth



BROOKLYN ROAD, LARKHALL, BA1

Victorian House | 2 reception rooms and 3 bedrooms | courtyard garden | opposite Larkhall Park | Off street parking space | sought after location in Larkhall.

1 Brooklyn Road stands on the corner of Brooklyn Road and Dafford Street in the ever-popular Larkhall village.

The house is at the end of a terrace of pretty Victoria houses opposite Larkhall Park and a short walk from Larkhall Square.

The house is agreed over three floors, on the ground floor is a welcoming kitchen/breakfast room, sitting room and separate dining room. There is also a shower room on this level.

On the first floor are 2 large double bedrooms with another bedroom on the third floor.

Externally there is a courtyard garden which faces south / south west, there is also a parking space at the front of the house.

The square has a range of independent shops and cafes including the Larkhall Butchers, Goodies Deli, a greengrocers, Larkhall Deli, a Co-Operative supermarket and an independent bookshop. Larkhall is a thriving community and has a wonderful little theatre, the Rondo.

Freehold - ground rent of £1.50 per year

All mains connected

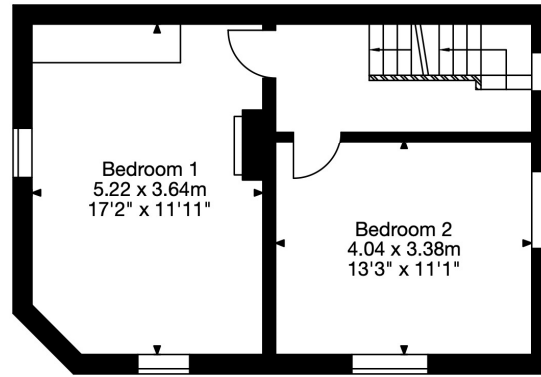
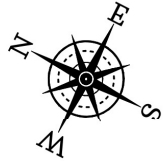
Viewing strictly by appointment



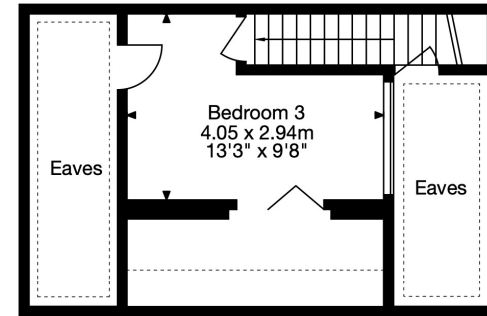


1 Brooklyn Road, Bath BA1 6TF
 Gross Internal Area (Approx.)
 122 sq m / 1,313 sq ft

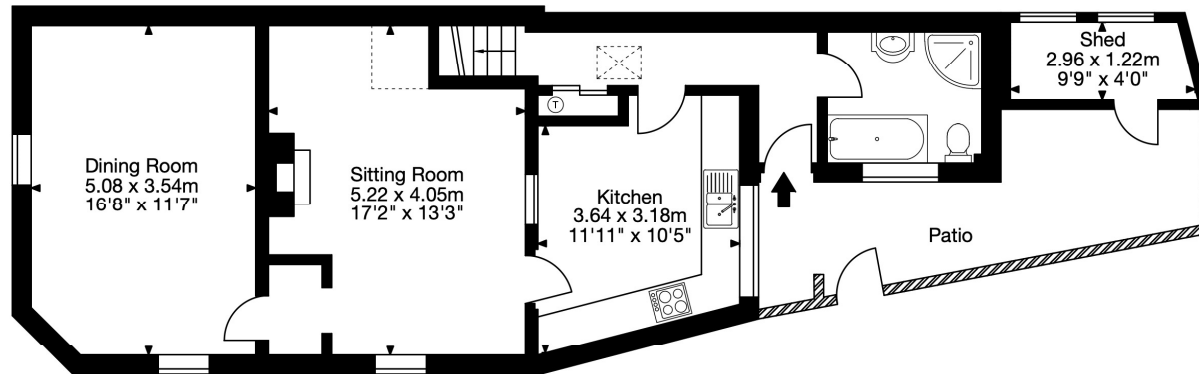
Areas of restricted height
 15 sq m / 161 sq ft



First Floor



Second Floor



Ground Floor

Capture Property Marketing 2023. Drawn to RICS guidelines.
 All Measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustration purposes only. Not drawn to scale.

Capture.

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