



60 St. Johns Road, Bathwick, Bath, Somerset, BA2 6PT

Offers in excess of £750,000

Living room | Dining room | Kitchen | 3 bedrooms | Bathroom |  
Undercroft | Garden | Garage.





## DESCRIPTION

This 1930s semi-detached house is situated in the heart of Bath just a short, mostly level, walk into the city centre. The property has not been updated for many years so is ripe for a new owner to remodel to their own requirements.

The accommodation is arranged over three storeys with the living room at the front with a bay window overlooking St. John's Road. The dining room is at the rear and French windows lead into the sun lounge/conservatory which allows access, via stairs to the rear lobby. The kitchen is also has a doorway leading into the sun lounge/conservatory which allows access, via stairs affording access to the rear lobby.

Upstairs there are two double bedrooms and a single and a family bathroom. Several properties in the road have converted the loft space (Subject to the necessary planning consents being obtained.

The undercroft is the same footprint as the ground and first floors but with restricted head height.

At the rear, there is a patio affording parking for two or more cars, a garden and a large single garage with electric lighting and power.

Council Tax Band : E

Tenure: Freehold

All Mains services are connected.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

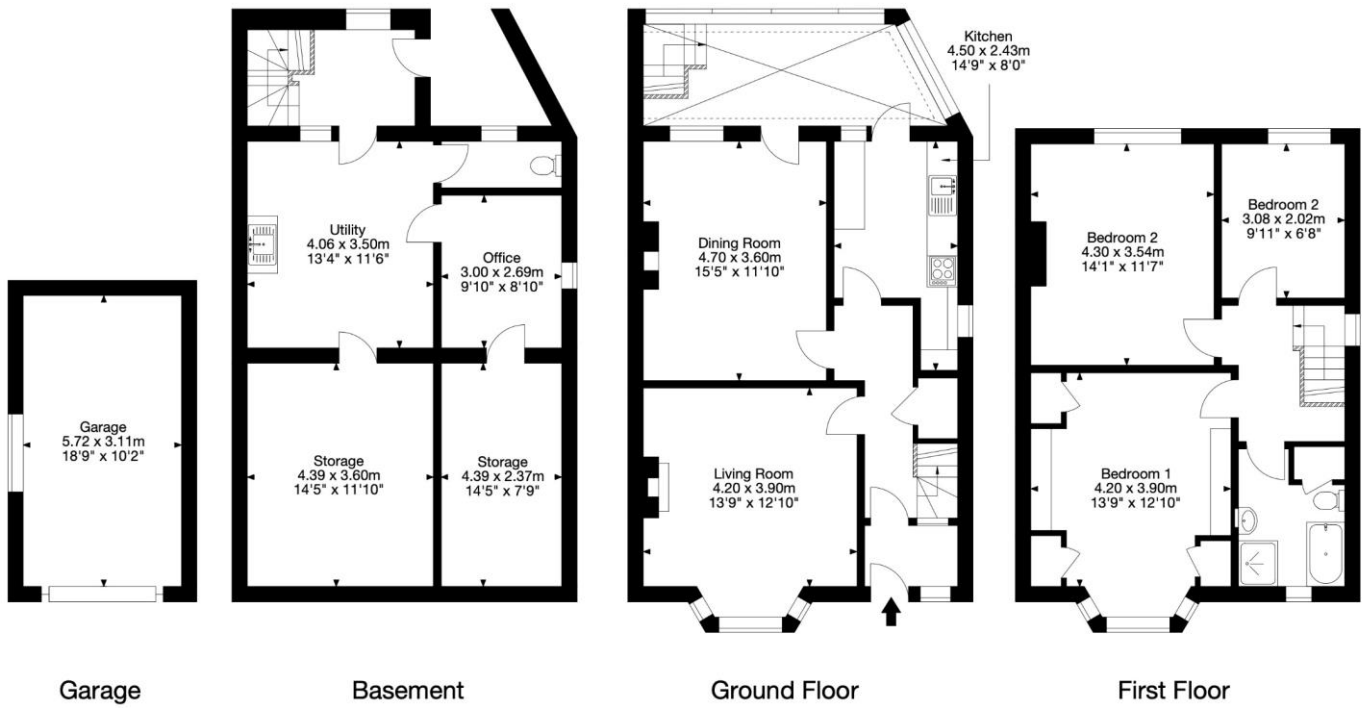
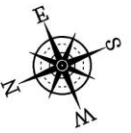




## LOCATION

Location: St.John's Road is the continuation of Grove Street, a residential street just off Pulteney Bridge in Bath city centre. The UNESCO World Heritage City of Bath is famous for its wide variety of shops, restaurants, cultural activities, sporting and educational facilities and is within short reach of the M4 (J.18) and London (90 minutes to Paddington).

60 St. Johns Road, Bath BA2 6PT  
 Main House = 182 sq m / 1959 sq ft  
 Garage = 18 sq m / 193 sq ft  
 Total Area = 201 sq m / 2152 sq ft



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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