



Warminster Road, Bath, Bath And North, BA2

£795,000 *Freehold*

4  2  1 

A delightful 1930s style 4 bedroom semi-detached house in Bathampton with parking and a very large garden. The accommodation is arranged over three floors. The property is entered at the front at into the entrance hall of the middle floor. There is a spacious sitting room with a bay window drawing room and dining room on this floor with a doorway out onto a small roof terrace. Stairs lead off the hallway up to the Upper floor where there we find the principal bedroom with bay

KEY FEATURES

- Off Street Parking
- Sunny garden with sun terrace.
- Open plan reception rooms
- Roof terrace



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window at the front, Bedroom 2 (also a double) and a third bedroom with en suite w.c.

On the lower floor there is a Kitchen/Breakfast room, with fitted kitchen and an island unit with Breakfast bar, Utility room and Pantry leading off the kitchen and bi folding doors leading to a rear elevated terrace with steps leading down to a long lawned garden.

To the front of the property there is a gravelled parking area for 3 cars.





MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

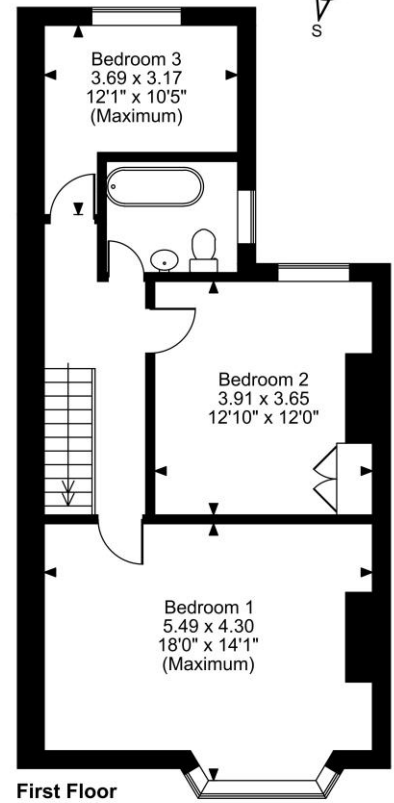
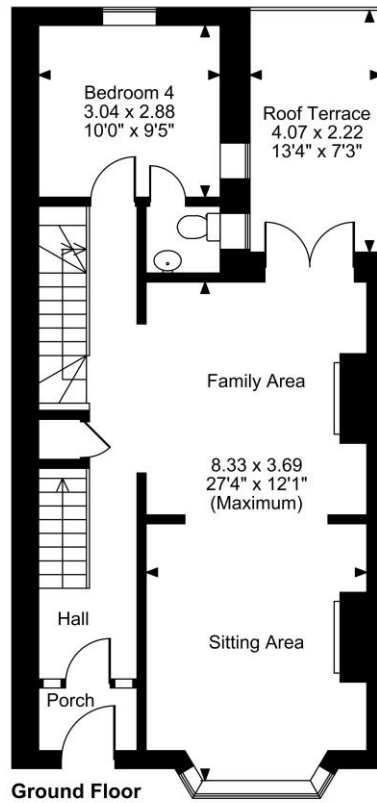
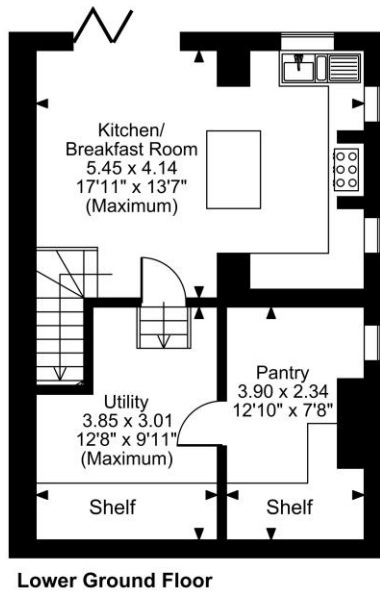
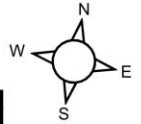
EPC rating: D

According to OFCOM There is good outdoor and in-home service for mobiles across the networks.

According to OFCOM thee is Standard and Ultrafast Broadband available at this address.



Warminster Road, Bath
Approximate Gross Internal Area
1702 Sq Ft/158 Sq M
Balcony external area = 96 Sq Ft/9 Sq M

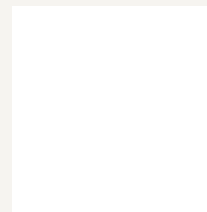


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The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BAT260121>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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