



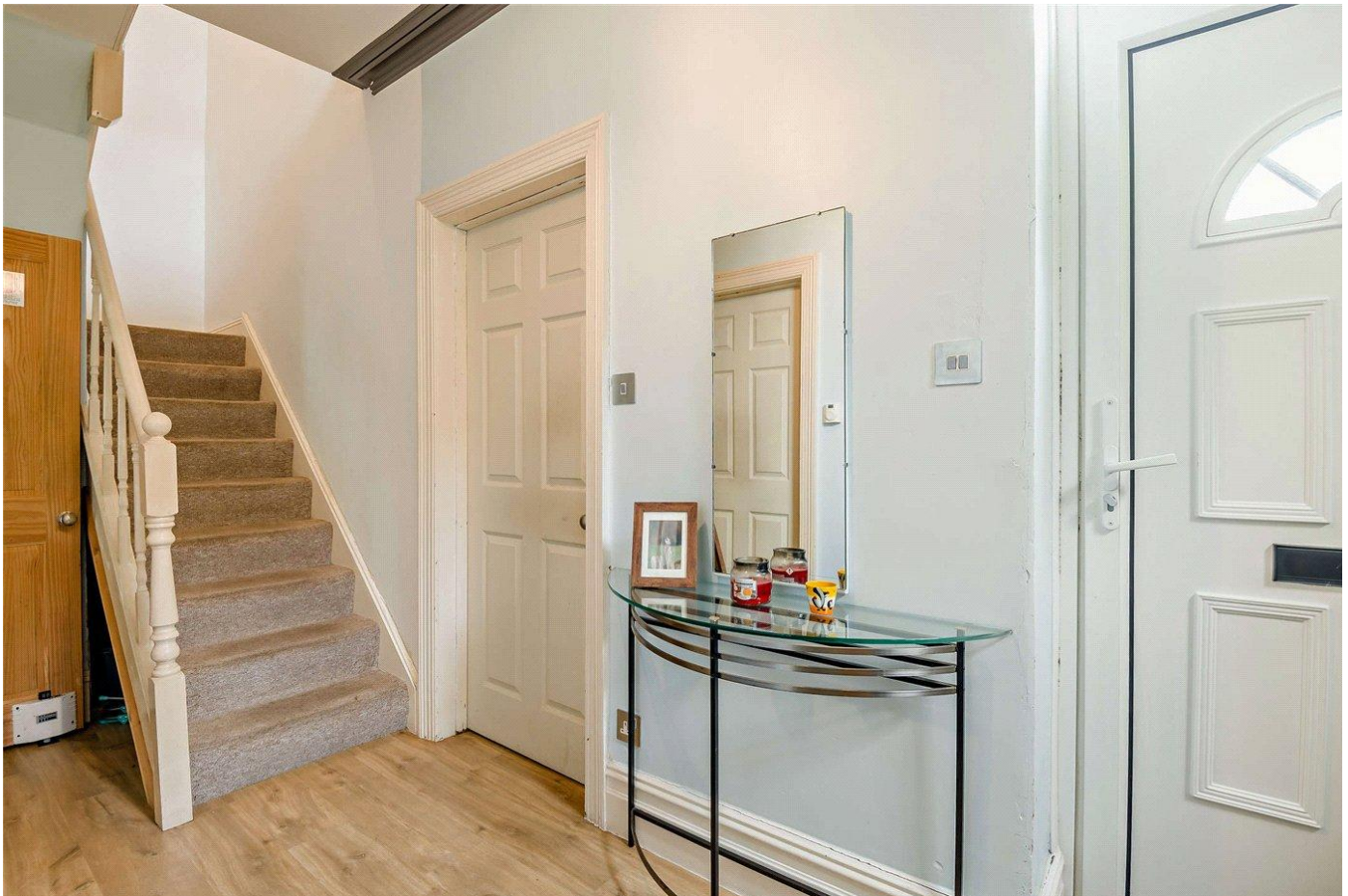
175 Englishcombe Lane, BATH, Bath, Somerset, BA2 2EL

**Guide Price £595,000**

Currently used as a 5 bedroom HMO | 5 beds | Bathroom | Shower room | Open-plan kitchen/living/dining room.

Driveway | Rear Garden | Storage/Garage.





## DESCRIPTION

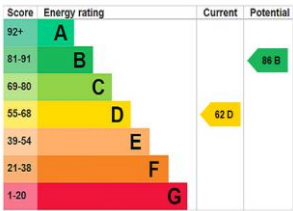
This Victorian Semi-Detached property in Bath has been used as an HMO with 5 letting rooms and a communal living space. It has great potential for turning back to a family house or to continue in its current use.

The bedrooms are situated on ground and first floor with a shower room on the ground floor and a bathroom on the upper floor. The communal living space is open-plan and spreads out into an extension at the rear of the ground floor and subsequently leads into the garden. This is a large living space with a breakfast bar for dining, a fully fitted kitchen and a living room are at the rear.

The garden is a good size and is mainly laid to lawn. There is a garage which is not accessible by car but makes for useful storage space.

We are advised that all mains services are connected at the property.

Council Tax Band E  
 Bath & Northeast Somerset Council



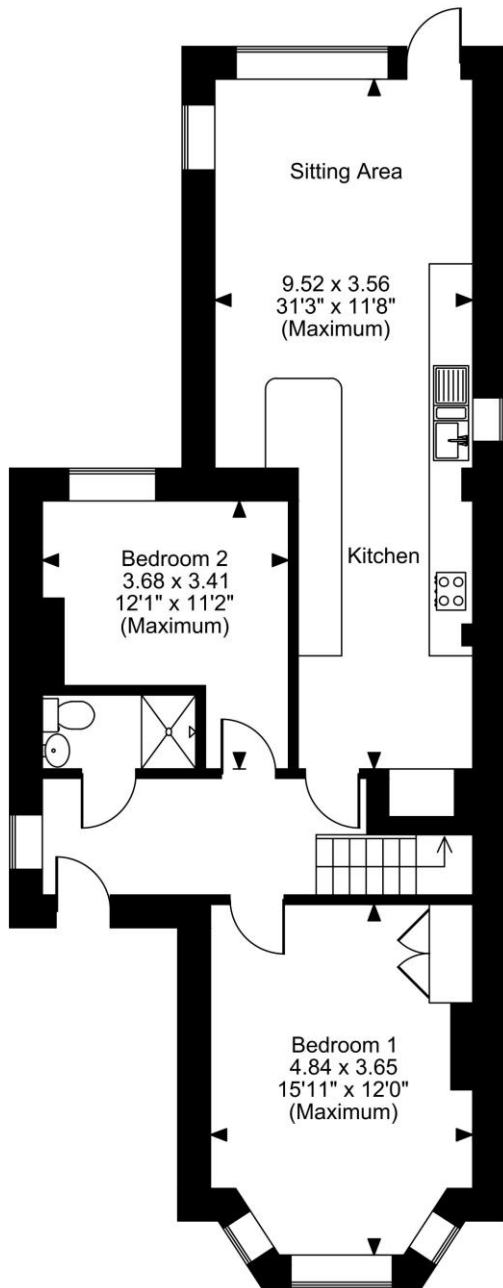
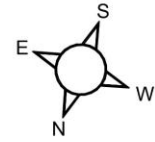




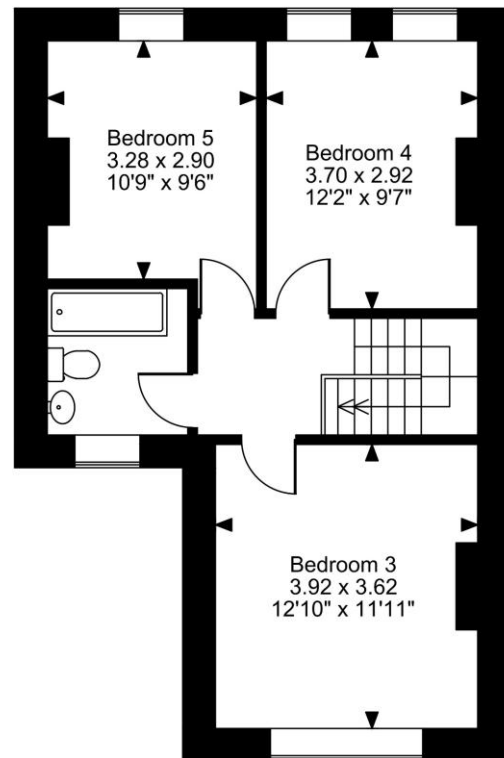
## LOCATION

Location: Englishcombe Lane is situated approximately 1.5 miles south of Bath city centre, close to a range of schools in both the state and private sectors. Baskerville's gym is very nearby, providing a range of activities and facilities for adults and children. The comprehensive amenities of Bear Flat are within a mile, and include a post office, deli, gastro pub, chemists, restaurant and supermarket. Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There is a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 is approximately 11 miles north.

Englishcombe Lane, Bath  
Approximate Gross Internal Area  
1240 Sq Ft/115 Sq M



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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