



GREENWAY LANE, BATH, BA2
£750,000 FREEHOLD

Winkworth



Superb views over Lyncombe Valley | 1 mile from Bath Spa Station | 4 Bedrooms | Garage | Sought after location.

164sqm 1765sqft.

A semi-detached stone-built house arranged primarily over 2 floors.

Entrance Hall | Kitchen | Dining Room | Sitting Room | Cellar | 4 Bedrooms (1 ensuite) | Bathroom | Terraced Garden | Garage and Residents Parking.

The front door leads into the entrance hall which leads to all of the ground floor rooms. The sitting and dining room look southeast with green views over Lyncombe Valley.

The sitting room has a feature fireplace and doors leading to the southeast facing balcony which spans the entire length of the house.

There are double sliding doors dividing the sitting room with the kitchen / dining room.

The kitchen is spacious and has direct access into the garage which in turn leads down to the cellar and garden.

Upstairs there are 4 bedrooms, two of which are double. The principal double bedroom has an ensuite shower and basin. There is also a family bathroom.

The rear garden has level terraces with lovely views. The top terrace is perfect for outside eating and entertaining friends.

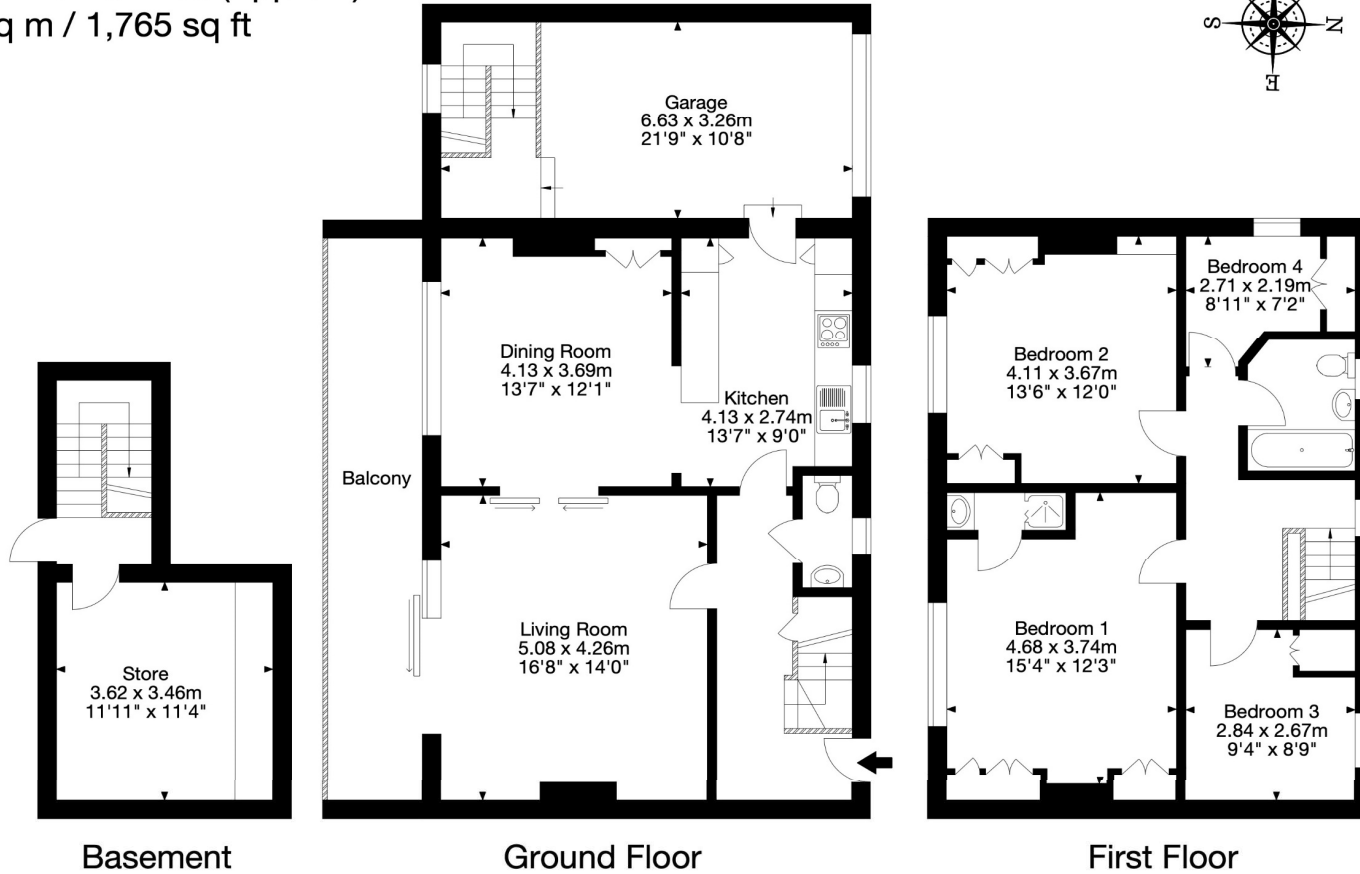
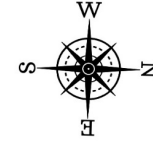
There is a garage and residents' parking on Greenway Lane. Opposite the house is a large playing field which makes up part of Beechen Cliff School.

Tenure: Freehold
Council Tax: Band E
All mains connected.





32 Greenway Lane, Bath, BA2 4LW
 Gross Internal Area (Approx.)
 164 sq m / 1,765 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

Bath | 01225 829 000 | bath@winkworth.co.uk



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