



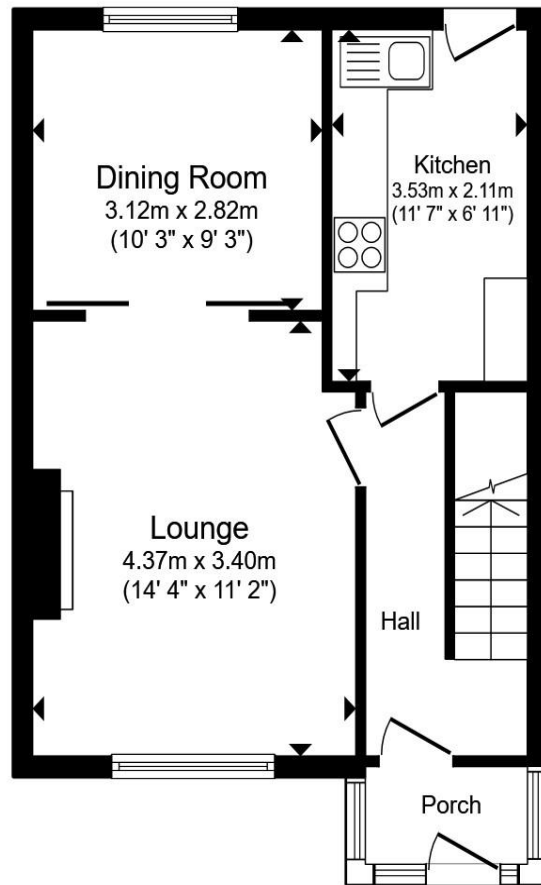
Worcester Park, Bath, BA1 6QU

welcome to

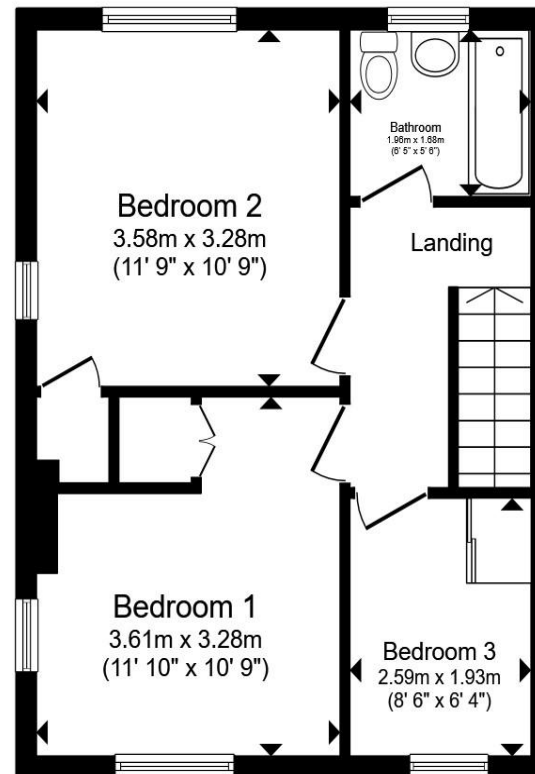
Worcester Park, Bath

Allen & Harris Larkhall office are delighted to offer for sale this three bedroom end of terrace house with excellent refurbishment potential and no chain, situated in one of the most popular roads in Larkhall village, close to the village high street and various amenities.





Ground Floor



First Floor

Total floor area 77.7 m² (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



This 1960s home offers accommodation arranged as follows, with scope for modernisation throughout. The ground floor comprises an entrance with a double door porch leading into the hallway, a living room with sliding doors opening to the dining room, and a kitchen with a door providing access to the rear garden. Upstairs, there are two double bedrooms, a single bedroom, and the main family bathroom.

Outside, the property benefits from a traditional front garden and a well-sized rear garden. As an end-of-terrace home, No. 6 occupies a slightly larger plot than others along the terrace. Further advantages include a large undercroft to the side of the property, offering excellent storage potential, and a garage en bloc located to the rear, accessed via a private road. On-street parking is also available.

The property is within Larkhall village which offers good bus links and fantastic locally owned shops to include, a butchers, post office, cafes, restaurants, deli, local veg shop, second hand book shop, hairdressers, florist and a hardware store, (and us of course!) unusual for any small village in the UK.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Worcester Park, Bath

- Delightful end of terrace home
- Three bedrooms
- Two reception rooms
- Excellent modernisation potential
- Garage within a block, accessed via a private road

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£390,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105868



Property Ref:
LAR105868 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk