



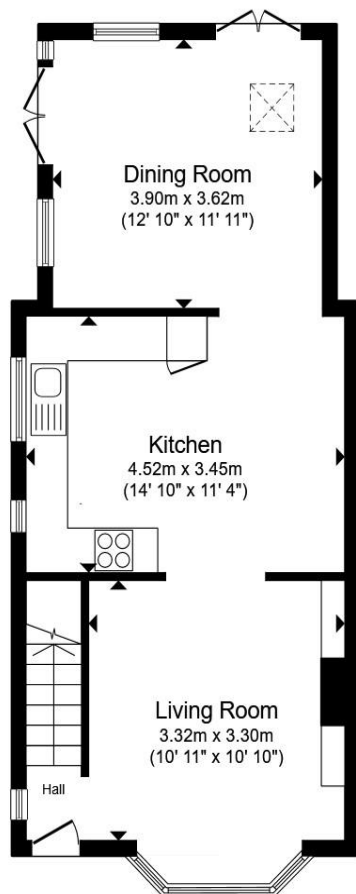
Lower Northend, Batheaston, Bath, BA1 7EZ

welcome to

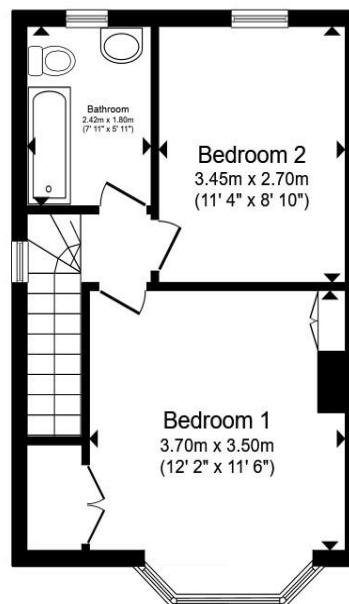
Lower Northend, Batheaston, Bath

Tucked away in this private road cul-de-sac is this two bedroom extended semi detached home which offers plenty of scope to make a fantastic family home in a tranquil village setting just on the North East of Bath.





Ground Floor



First Floor

Total floor area 81.9 m² (881 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

The home benefits from a bay window to the front across the living room and bedroom, the property comprises of an entrance area, living room, then kitchen through from there and then finally finishing the ground floor the extended dining area offering great flexibility as well as skylights creating a light and airy room. Upstairs you have two double bedrooms and the main bathroom, from which you have lovely views across the valley.

Outside space provides side and rear gardens that are low maintenance which can be accessed from the double doors of the dining room, and parking space off street to the front, as well as residents parking on street.

The property is set in a peaceful part of Northend, with the local facilities and amenities of Batheaston close by. The village is within easy reach of the city of Bath, but is surrounded by beautiful countryside, with stunning walks up the St Catherines valley.

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

Lower Northend, Batheaston, Bath

- Two Bedroom Home
- Semi detached
- Northend village location
- Parking off street
- Extended to rear

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£410,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105853



Property Ref:
LAR105853 - 0004

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.

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