



LYMORE AVENUE, BATH, SOMERSET, BA2
£600,000 FREEHOLD

Winkworth



IMPRESSIVE DOUBLE FRONTED HOUSE

Close to Oldfield Park train station and Moorland Road | Double Fronted | 4 Bedrooms | Large south facing garden | Superb views

Entrance hall | sitting room | kitchen & breakfast room | conservatory | principal bedroom with dressing room | 3 further bedrooms | family bathroom | downstairs loo.

Off street parking with electric car charging point | large garden and meadow strip | 3 x storage sheds/ play dens.
1,442 sqft.

A pretty double fronted Bath Stone house with well-proportioned accommodation over 2 floors.

The house is entered through a stone porch into the central hallway, the sitting room is to the right and the kitchen / breakfast room and conservatory is at the rear of the house leading out to the garden and benefiting from views over Bath and beyond.

There is a utility area and loo on the ground floor and planning permission for a large rear extension in place on the conservatory.

On the upper floor is a principal bedroom with dressing room, 2 further bedrooms and luxury family bathroom.

The 4th bedroom / study is on the ground floor.

Outside there is a parking area for 2 cars and a charging point. 2 storage sheds and a play den / shedoffice. Large garden and additional strip of meadow land.

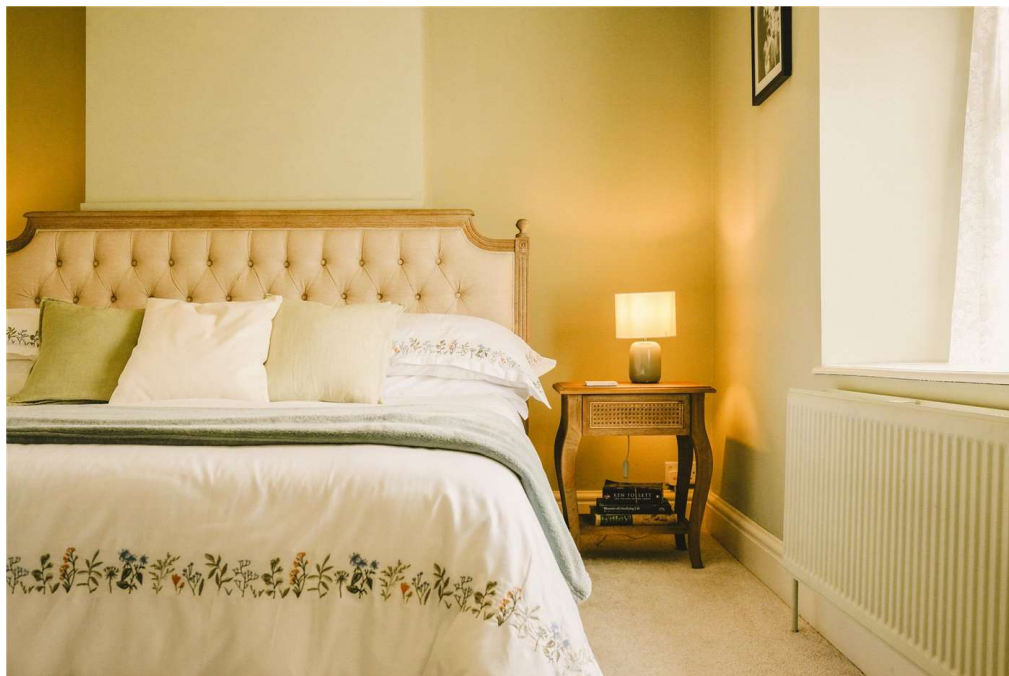
Tenure: Freehold

Council tax:

EPC: D

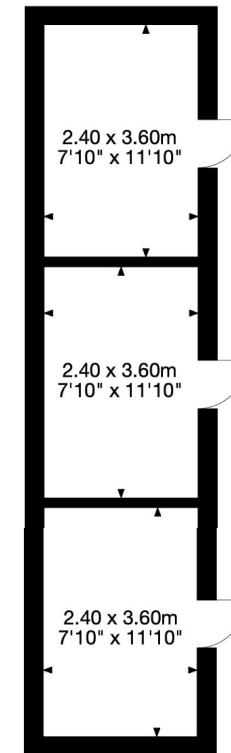
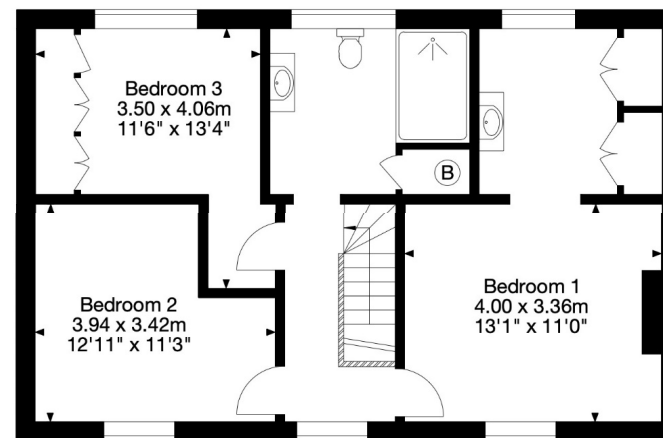
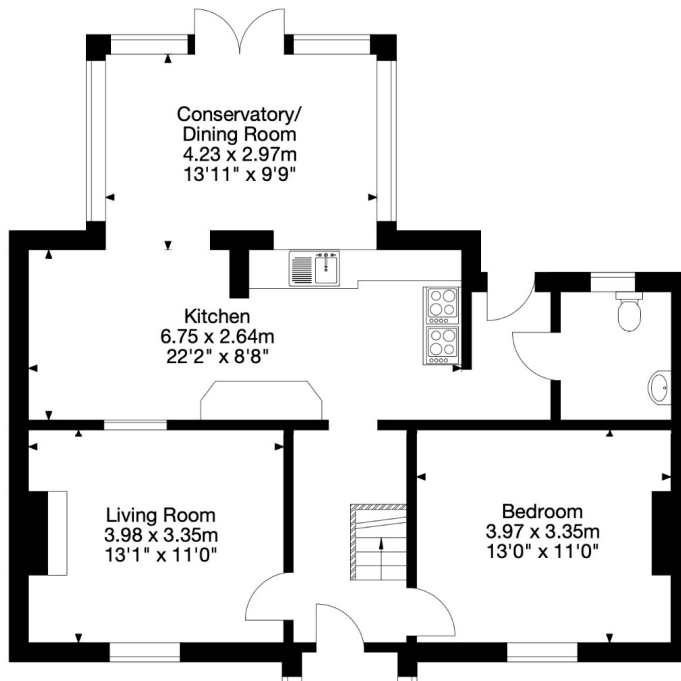
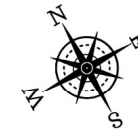
Planning permission no





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-28)	F		
(1-20)	G		84
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

114 Lymore Avenue, Bath, BA2 1AXE
 Gross Internal Area (Approx.)
 Main House = 134 sq m / 1,442 sq ft
 Outbuilding = 27 sq m / 290 sq ft
 Total Area = 161 sq m / 1,732 sq ft



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