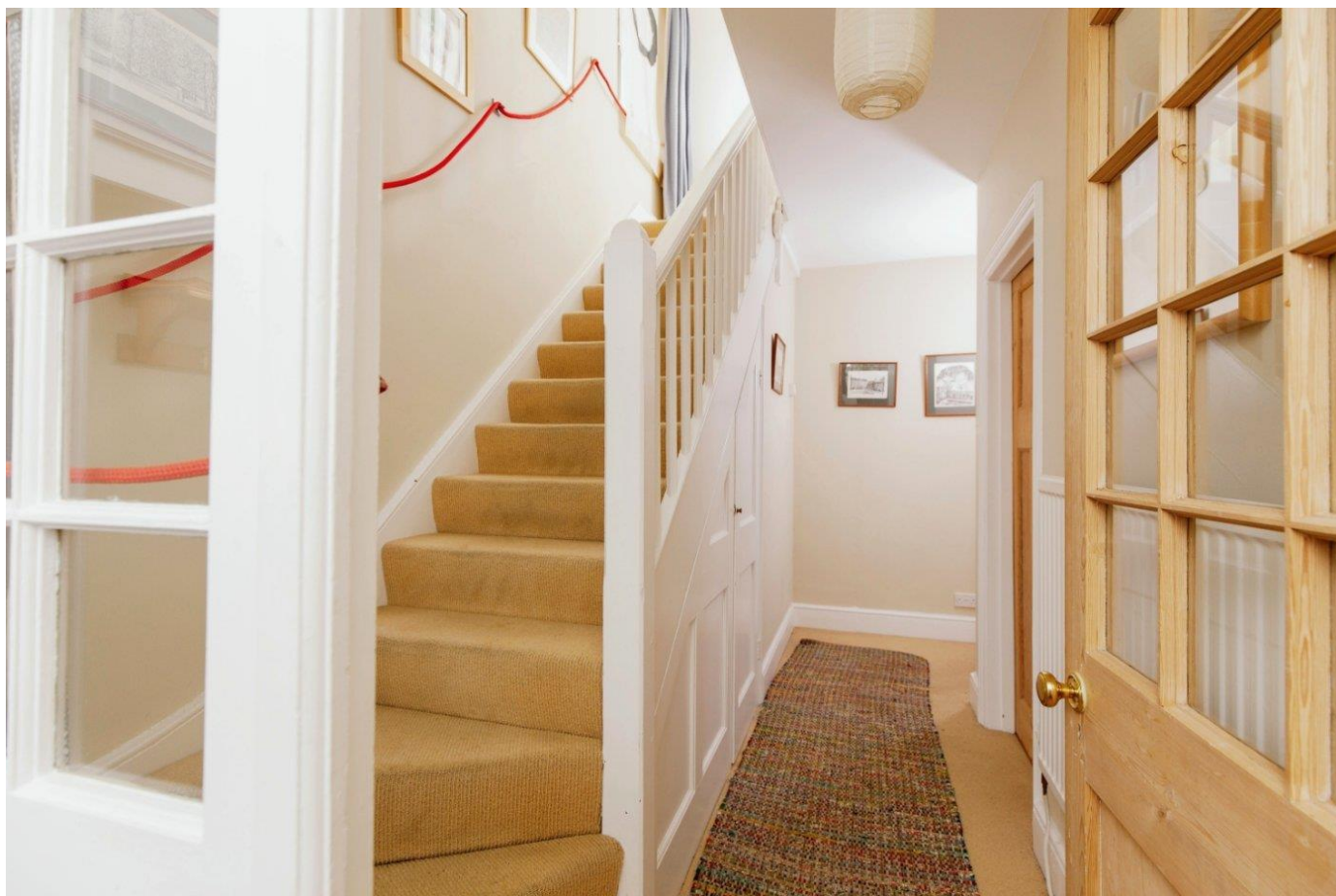




ST. JOHNS ROAD, BATH, SOMERSET, BA2
£760,000 FREEHOLD

Winkworth



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Entrance Hall | Living Room | Kitchen/Dining room | Balcony | Undercroft | 2 Double Bedrooms | 1 Single Bedroom | Family bathroom | Residents parking permits available | Garage | Rear Gardens.

A delightful 1930s 3 bedroom semi-detached house in the centre of Bath. This house has been in the same ownership for many years and could benefit from some updating.

The property is accessed via a gateway from the street into the front garden and the front door leads into a porch and from here the main entrance hall. Stairs lead from entrance hall to the upper floor and there are two doorways leading to both the living room and the kitchen/dining room at the rear. The living room at the front is a spacious room with a bay window overlooking the street. The kitchen/dining room is situated at the rear of the house overlooking the garden. At some point the kitchen wall was removed to create an open plan space. There is also a doorway out onto the rear balcony which affords access via steps down to the garden level.

Upstairs there is a master bedroom with a bay over-looking the front of the property and a second double at the rear. There is also a single bedroom and family bathroom on this level.

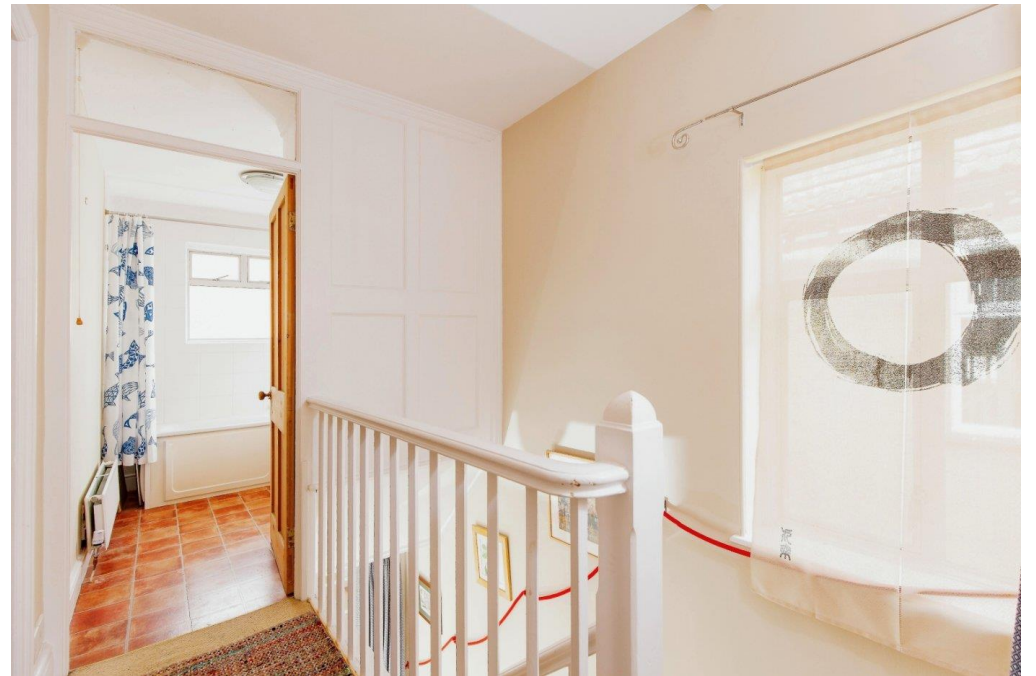
There is an undercroft accessed from the rear which has a number of rooms and makes excellent storage space although standing height is restricted.

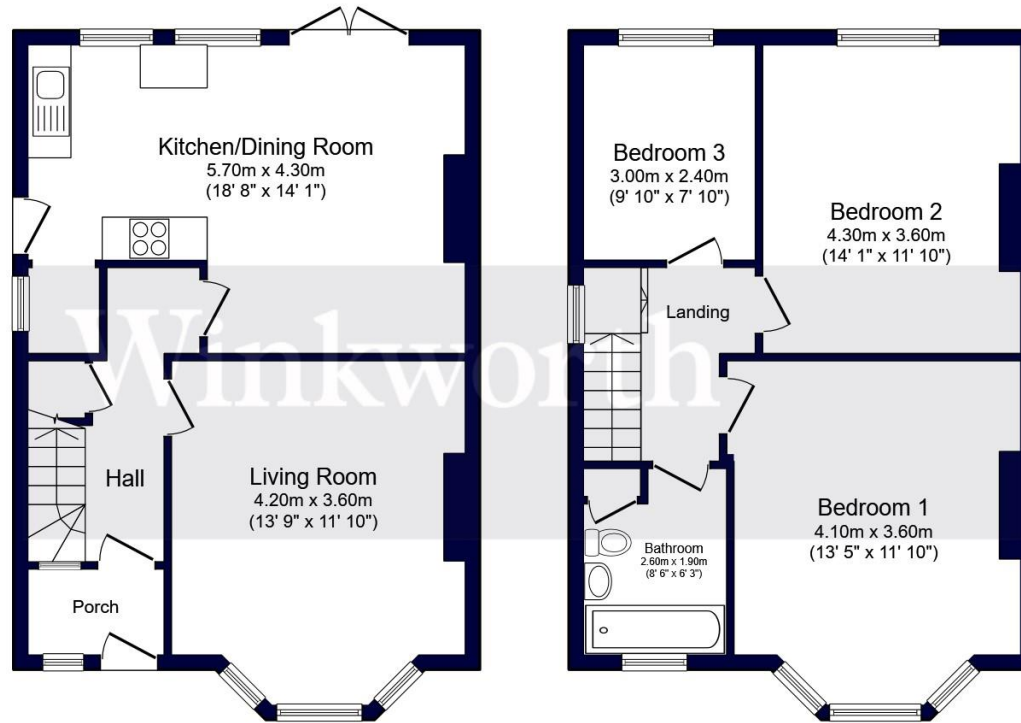
To the side of the property, there is access to the garage and a gate into the rear garden. The rear garden is southerly facing and mainly laid to lawn.

LOCATION

This wonderful period home is situated in the very centre of Bath. It is situated a 10 minute walk to Bath Spa mainline railway station and the many shops, bars, restaurants and assorted other cultural attractions of the city centre. It is ideally placed for access to many of Bath's excellent schools (State & Private). The city of Bath itself offers an array of cultural and leisure amenities and has excellent communications with Bristol, Junction 18 of the M4 is just under nine miles. There are regular high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes) or Bristol Temple Meads (approx. 15 mins).







Ground Floor

Floor area 53.3 m² (574 sq.ft.) approx

First Floor

Floor area 53.3 m² (573 sq.ft.) approx

Total floor area 106.5 m² (1,147 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).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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