

# whiteley helyar



1,095 ft<sup>2</sup>



3 double  
bedrooms



bathroom &  
two cloakrooms



garage, driveway  
& residents  
permit

Guide Price                      £575,000

23 Minster Way, Bath, BA2 6RH

A bright and beautifully presented three double bedroom semi detached house positioned in this sought after 'no through' road enjoying views over Bath. This already spacious house offers great scope extend subject to the relevant consents and is offered for sale with no onward chain.

### ACCOMMODATION

entrance hall  
cloakroom  
22'8 ft kitchen/dining room  
sitting room

utility room  
three double bedrooms  
family bathroom  
integral single garage and driveway

### EXTERNALLY

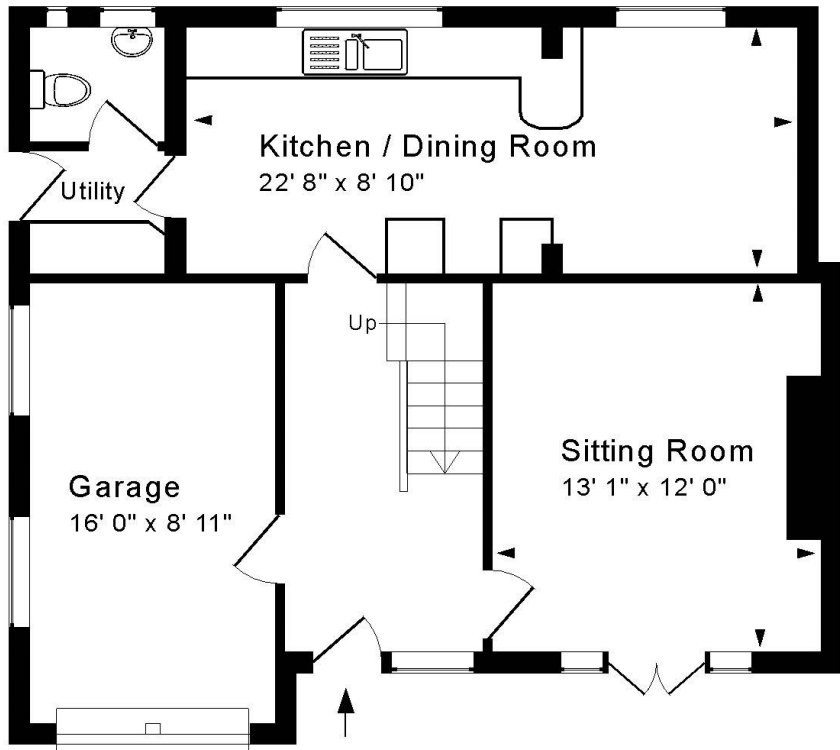
The property benefits from gardens to the front and rear, both are laid to lawn with the walled front garden planted with an array shrubs and bushes to border. The property also benefits from an integral single garage and driveway providing space.

### LOCATION

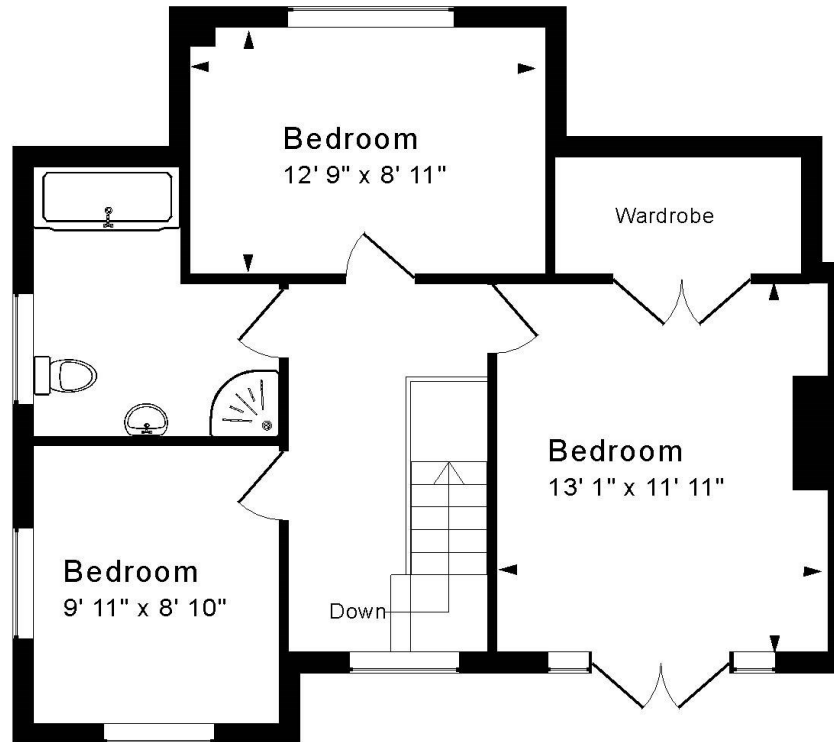
The property occupies a quiet elevated position in this desirable and most convenient residential location close to the city centre, also within easy walking distance are the range of shops and amenities on Bathwick Street, Sydney Gardens, the Kennet and Avon Canal and Bathwick St Mary's Primary and King Edward's Schools.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			81
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1,095 Sq. Ft. / 102 Sq. M

Excludes Garage

For identification purposes only. Not to scale.

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Drawing Number: 172-0682

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**Tenure: Freehold**  
**Council tax band: 'E' £2,575.27**

