

# whiteley helyar



1,084 ft<sup>2</sup>



2/3 bedrooms



shower room



garage and  
driveway  
parking

Guide Price

£475,000

37 Morris Lane, Batheaston, Bath, BA1 7PR

A versatile two/three bedroom chalet bungalow positioned in this sought after location enjoying far reaching views and offering great potential to modernise/extend subject to the relevant consents.

### ACCOMMODATION

porch and entrance hall  
kitchen breakfast room  
15ft sitting room/bedroom  
dining room/family room  
two double bedrooms

shower room  
dressing room  
gas fired heating  
double glazing  
garage

### EXTERNALLY

To the front of the property is a herringbone brick paved driveway providing access to the garage and space to park two/three vehicles. There is an area of lawn to the front planted with flowers and shrubs to borders and a delightful blossom tree. The rear garden is mainly laid to lawn with a mixture of hedging and timber fencing to boundaries and benefits from a green house for the green fingered among us.

### LOCATION

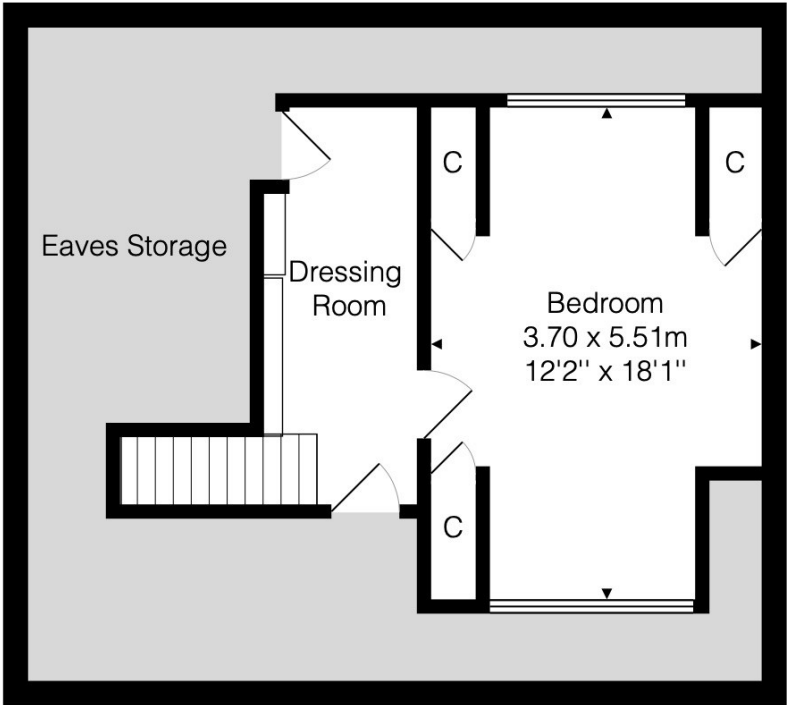
37 Morris Lane occupies a lovely position in this sought after road. It is within a walking distance of the various shops and amenities in Batheaston (including a doctors surgery, chemist, post office, takeaway, general store, pub, children's playground and an excellent primary school) whilst The Crown, junior school and other facilities in Bathford are also nearby. Walks through open countryside and along the River Avon are close at hand, there is a regular bus service nearby into the city centre (some 3 miles distant), whilst swift access to the M4 - both Bath and Chippenham junctions - is available without having to cross Bath.







**Tenure:** Freehold  
**Council tax band:** E = £2,387.16



**Ground Floor**  
Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>

**First Floor**  
Area: 28.5 m<sup>2</sup> ... 307 ft<sup>2</sup>

**Total Area:** 100.7 m<sup>2</sup> ... 1084 ft<sup>2</sup> (excluding porch, passageway, garage, eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	