

whiteley helyar



1,790 ft²



5 bedrooms



2 bathrooms



double garage &
driveway parking

Guide Price £900,000

67 Englishcombe Lane, Bath, BA2 2EE

A charming Edwardian family home with detached double garage and driveway positioned in this highly sought after location enjoying far reaching views over Bath. This spacious house offers versatile accommodation arranged over three floors as well as a number of delightful features such as stained glazed windows, picture rails, high ceilings, arts and crafts staircase and period doors.

ACCOMMODATION

entrance porch
entrance hall
sitting room with feature fireplace
dining room with stained glazed sliding doors
kitchen
utility room
five bedrooms
family bathroom
en-suite shower room
detached double garage and driveway parking

EXTERNALLY

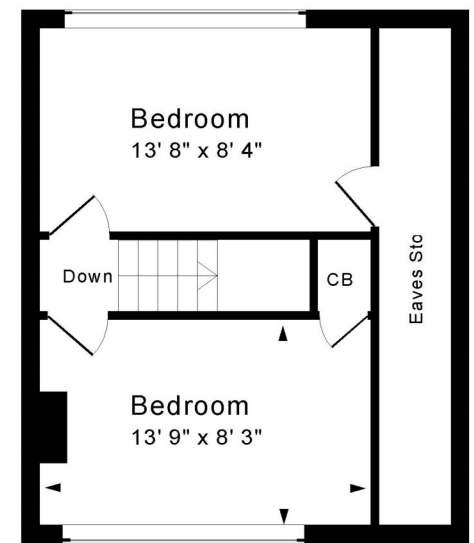
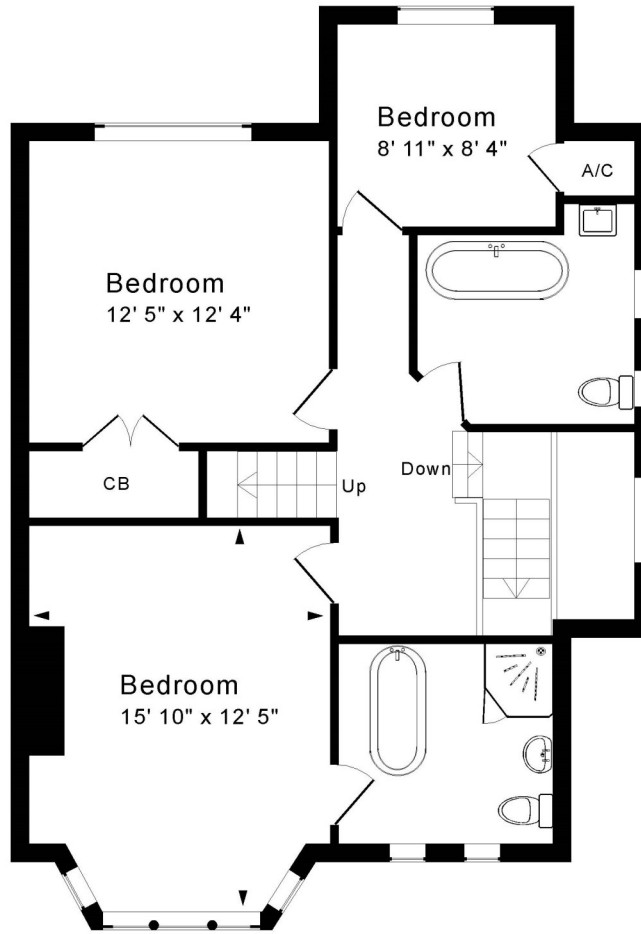
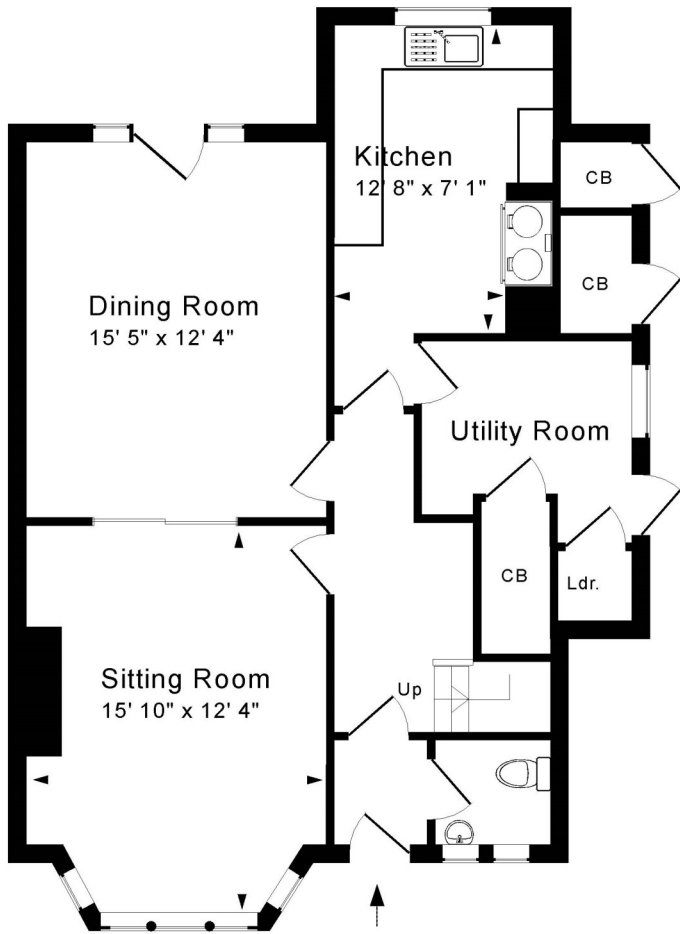
The property enjoys mature terraced gardens to front and rear mainly laid to lawn planted with an array of flowers shrubs and trees to borders. The rear garden also benefits from a secluded patio area great for alfresco dining with the rear tier of the garden home to a fun tree house and detached double garage.

LOCATION

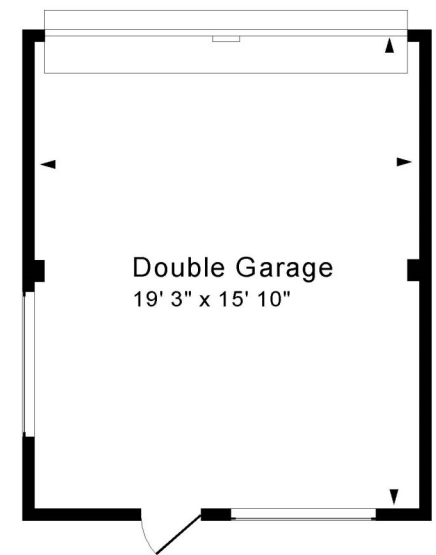
67 Englishcombe Lane occupies a great position in this extremely convenient and popular location. It is close to many excellent schools, Baskervilles Gym, a number of parks, the Two Tunnels Cycle Path and the wide range of shops and amenities both on Bear Flat and in Moorland Road. The house is also well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre - less than 2 miles away.







Second Floor



Approx. Gross Internal Floor Area 1,790 Sq. Ft. / 166 Sq. M
 Excludes Garage
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023
 Drawing Number: 172-0583
 67 Englishcombe Lane, Bath, BA2 2EE.

Tenure: Freehold
Council tax band: 'F' £2,901.24

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales
 EU Directive 2002/91/EC

