

whiteley helyar



500 ft²



bedroom



bathroom



*on street
parking*

Guide Price £250,000

8 Ashley Road, Bathford, Bath, BA1 7TT

A wonderfully charming one bedroom period house, in the vibrant village of Bathford, with courtyards to both front and rear and no onward chain. The property offers a good-sized reception and separate kitchen on the ground floor, along with a double bedroom with village views and modern bathroom on the first floor.

ACCOMMODATION

sitting/dining room
kitchen
double bedroom
bathroom

EXTERNALLY

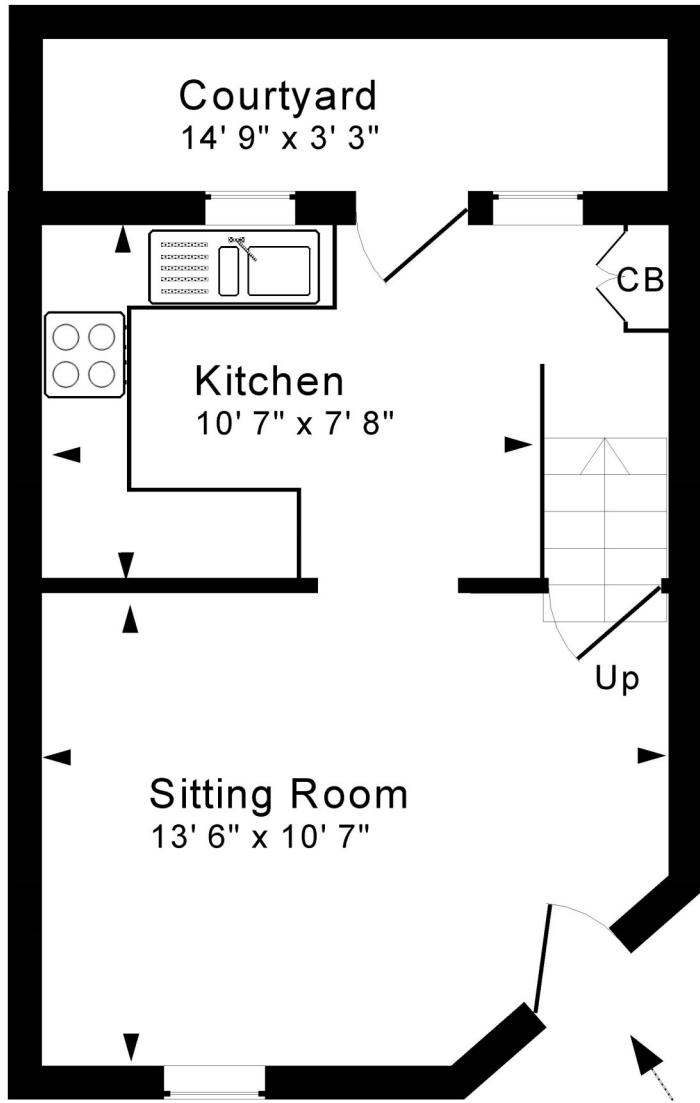
To the front of the house, a small courtyard provides a lovely space for a bistro set, from which you can watch village life go by. To the rear of the house, a further covered courtyard offers space to store bikes & bins.

LOCATION

The house occupies a most convenient location in the centre of this highly sought after village. It is within a very short walk of the excellent amenities in Bathford (including a wonderful community shop/café, hair salon, pub, frequent bus service, 'outstanding' primary school, children's playground, allotments, rugby and cricket clubs and a church), fabulous walks are very close to hand - in the nearby open countryside, along the river or up in the woodland at Brown's Folly Nature Reserve, yet the centre of Bath is just 3½ miles away.

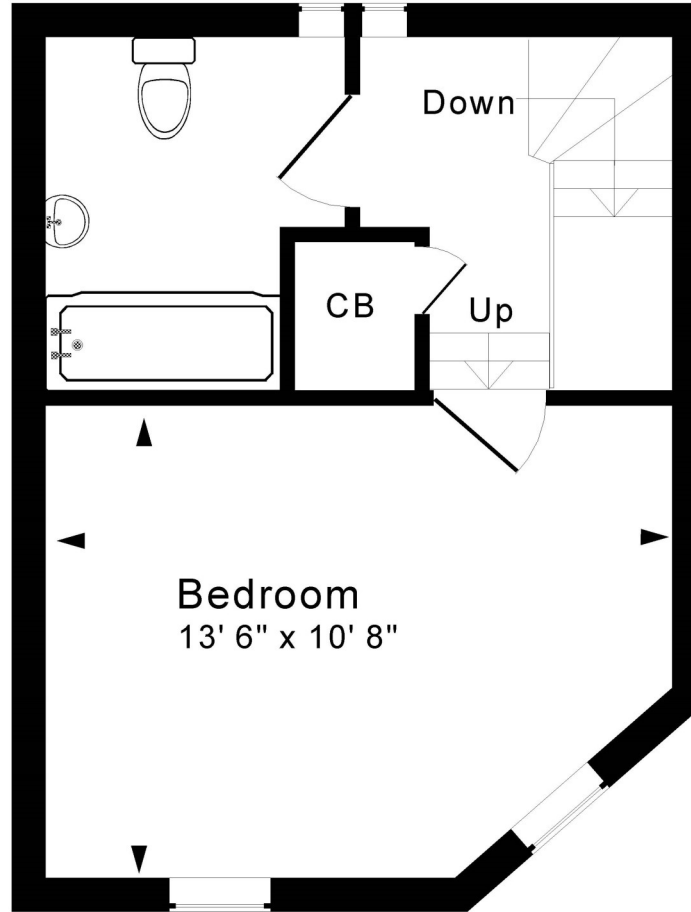






Ground Floor

Tenure: Freehold
Council tax band: 'B' £1,587.32



First Floor



Approx. Gross Internal Floor Area 500 Sq. Ft. / 46 Sq. M

Includes Conservatories. Excludes Garages, Porches etc. unless stated

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Drawing Number:172-0592

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-101		89
B	82-91		
C	69-81		
D	55-68		
E	39-54	50	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

