

whiteley helyar



1,190 ft²



4 bedrooms



bathroom



garage &
driveway parking

Guide Price £550,000

153 Southdown Road, Bath, BA2 1HP

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DESCRIPTION

A beautifully maintained detached modern house, extended to give 4 good bedrooms, with lovely open views and most conveniently located in this popular position.

ACCOMMODATION

4 bedrooms	bathroom
sitting room	living/dining room
kitchen	cloakroom
gas fired heating	double glazing

EXTERNALLY

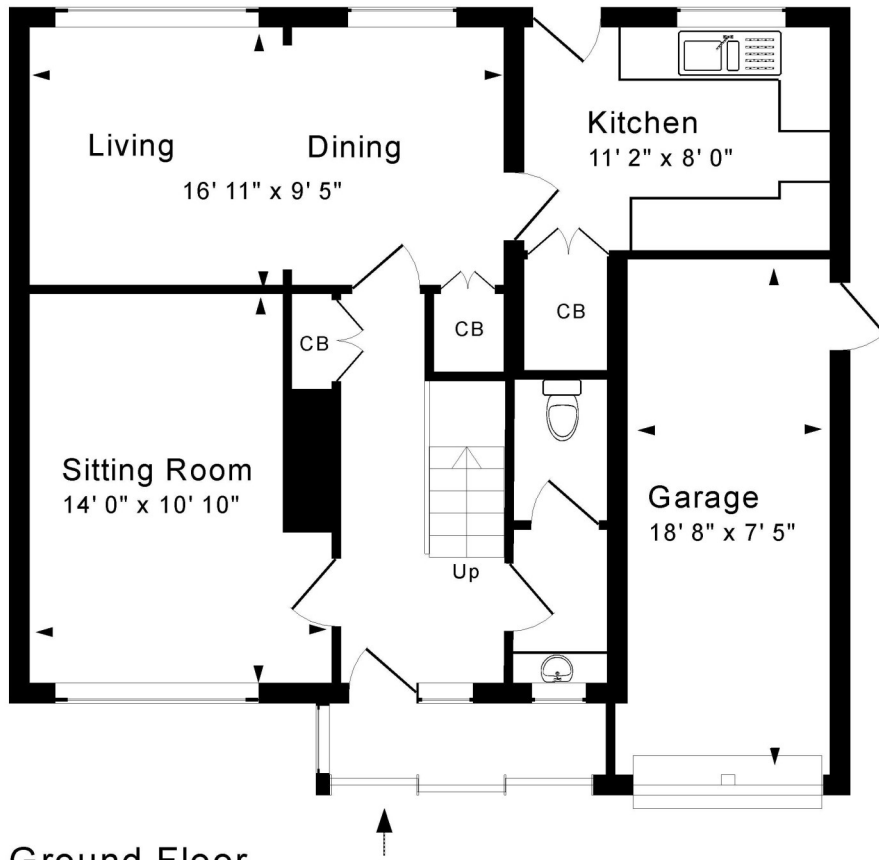
The house stands in delightful, well tended gardens, with wonderful views across to Kelston and Beckfords Tower in front, whilst over the city to Royal Crescent and beyond at the rear. The front garden is laid to a small lawn with flower borders and a block-paved driveway leads to the single garage. The charming rear garden is enclosed, about 45' x 35', mostly grass with a specimen magnolia tree, further shrubs, bushes and herbaceous borders. There is a water tap, outside lighting and a pathway giving side access.

LOCATION

Southdown Road is a sought after position on the southern side of the city. Being towards the bottom of the hill, number 153 occupies a particularly handy location, close to the convenience store and within walking distance of the various shops and amenities on Moorland Road. There is a good selection of schools (both primary and secondary) near at hand and the house is served by a regular bus service into the very centre of Bath, just 1½ or so miles away.

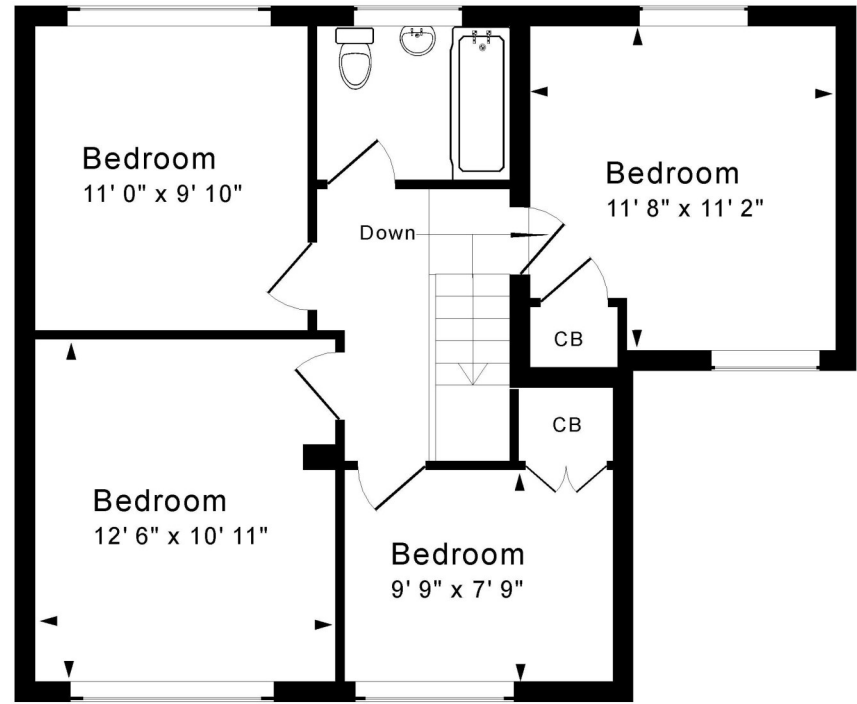






Ground Floor

Approx. Gross Internal Floor Area 1,190 Sq. Ft. / 111 Sq. M
 Excludes Garage, Porch
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Tenure: Freehold
Council tax band: 'E' £2,333.17