

# whiteley helyar



1,250 ft<sup>2</sup>



3 double  
bedrooms



bathroom and  
shower room



large single  
garage and  
driveway

Guide Price                      £625,000

46 Minster Way, Bathampton, BA2 6RJ

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

### ACCOMMODATION

entrance hall  
cloakroom/shower room  
sitting room  
dining room with fireplace  
kitchen breakfast room  
three double bedrooms  
family bathroom  
large single garage and driveway

### EXTERNALLY

The property benefits from beautifully maintained gardens to the front and rear, both are laid to lawn with borders planted to an array of flowers and shrubs to borders. The property also benefits a large single garage and driveway providing space to park two vehicles.

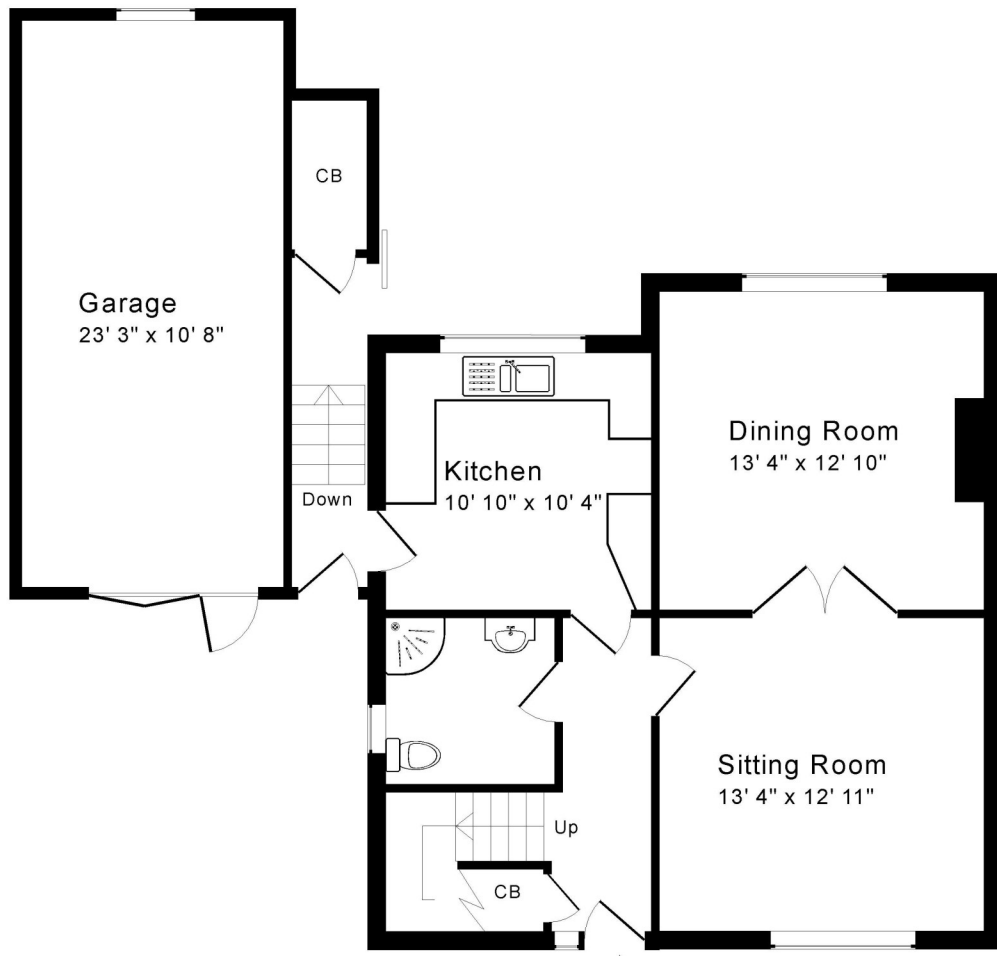
### LOCATION

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 Edwards Schools.



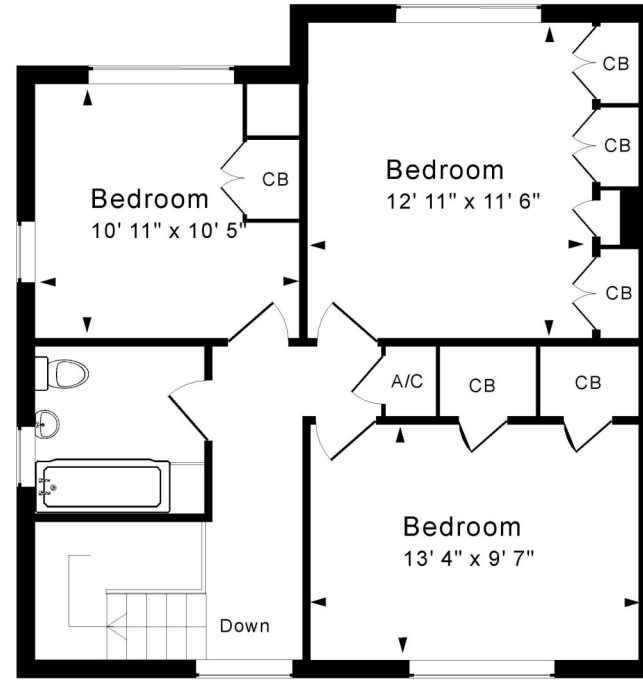


Tenure: Freehold  
Council tax band: E - £2,493.87



Ground Floor

Approx. Gross Internal Floor Area 1,250 Sq. Ft. / 116 Sq. M



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	66	77
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

