

whiteley helyar



1,593 ft²



4 double
bedrooms



2 bathrooms



garage &
driveway parking

Guide Price £700,000

18 Box Road, Bath, BA1 7QD

A well presented and spacious 4 bedroom semi-detached house in the highly sought after village of Bathford, standing in good size gardens and benefitting from a large garage and driveway parking.

ACCOMMODATION

4 double bedrooms
en-suite shower room
living room
kitchen/breakfast room
double glazing

bathroom
sitting room
dining room
cloakroom
gas fired heating

EXTERNALLY

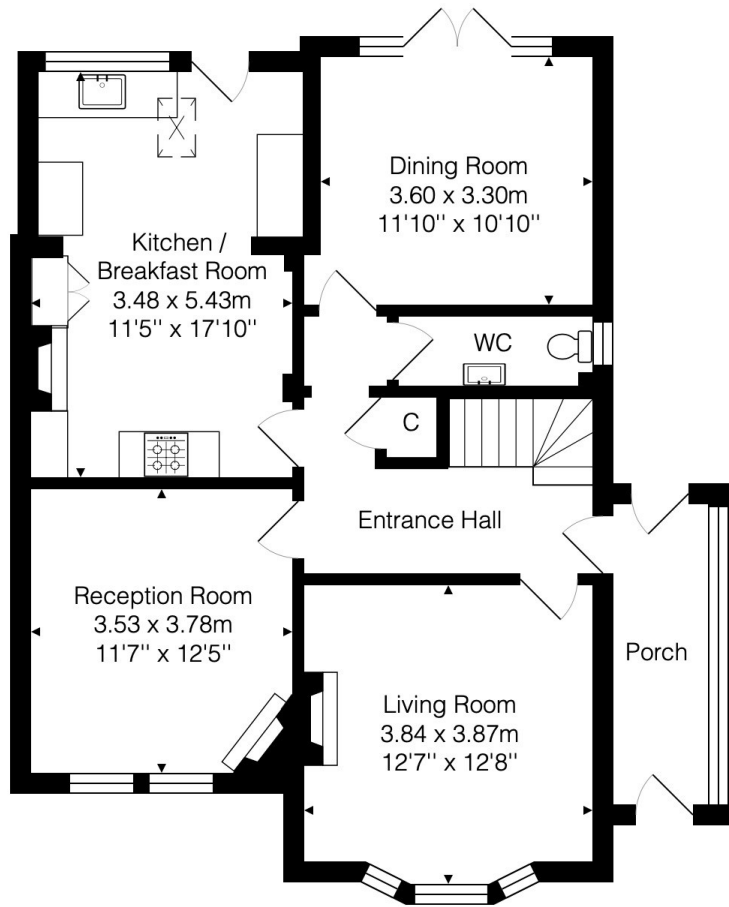
18 Box Road stands in attractive, well tended gardens to both front and rear. The pretty back garden is enclosed, slopes gently and is mainly laid to lawn with a sun terrace, mature bushes, flower beds, trees and ornamental shrubs. To the front of the property is a further lovely garden, again with various flower and herbaceous borders, a good garage together with a block paved driveway providing off-street parking for additional vehicles.

LOCATION

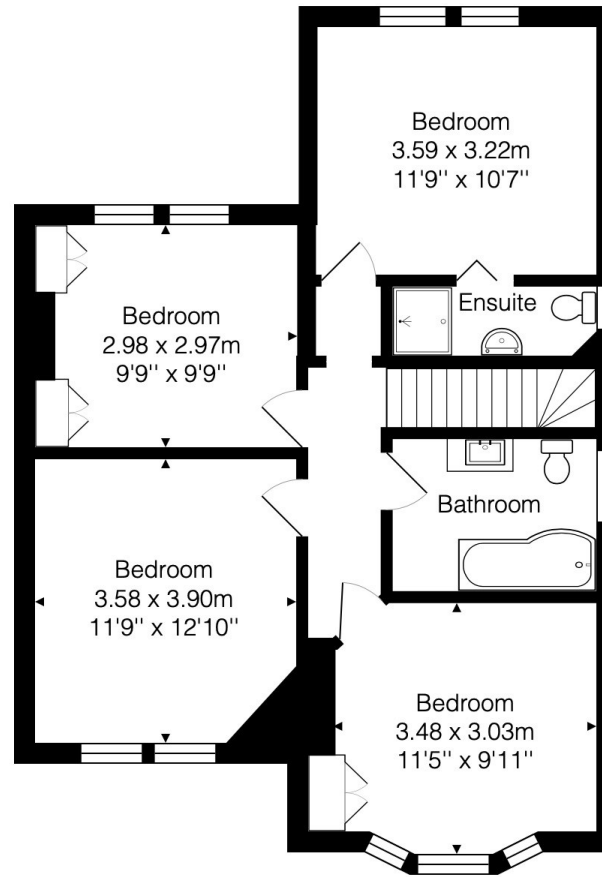
The house occupies a very convenient and popular position, within walking distance of the doctors surgery, chemist, vets, post office, take-away, shops, pub, churches, 2 excellent schools and other amenities both in Batheaston and Bathford villages. Walks through wonderful open countryside, across the Meadows and along the Kennet and Avon Canal are close at hand, swift access to the M4 is available (to both Bath and Chippenham junctions) without having to cross the city and the property is very well served by buses to the centre of Bath – just under 3 miles away.







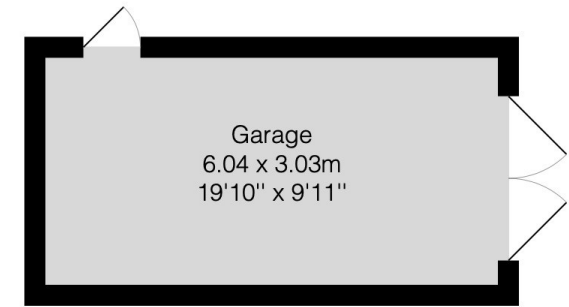
Ground Floor
Area: 81.5 m² ... 878 ft²



First Floor
Area: 66.4 m² ... 715 ft²

Approximate Area: 1,593sq ft 148 sq m
(excluding garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Garage
Area: 18.2 m² ... 196 ft²

Tenure: Freehold
Council tax band: 'D' £2,040.84

