

whiteley helyar



1,274 ft²



3 double
bedrooms



bathroom &
cloakroom



driveway
parking

Guide Price £700,000

2 Rose Cottages The Normans, Bathampton, Bath, BA2 6TE

A charming semi-detached Victorian house pleasantly situated on a quiet 'no through' road in the heart of the popular village of Bathampton. This well-proportioned property offers great scope to modernise, extend or reconfigure subject to the relevant consents and benefits from driveway parking for two vehicles and a delightful south facing garden.

ACCOMMODATION

entrance hall	conservatory
reception room	sitting room with oriel window
kitchen and separate utility room	three double bedrooms
cloakroom (formerly a shower room)	bathroom
dining room	double glazing, gas heating & solar panels

EXTERNALLY

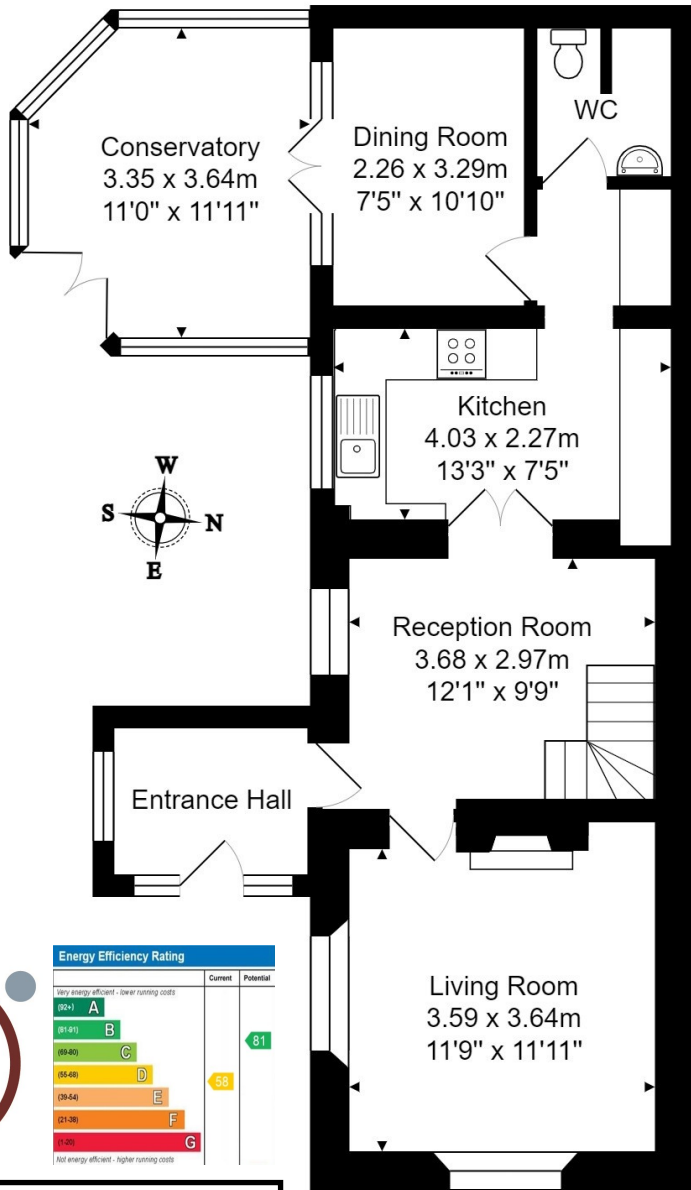
The property offers a driveway to the front of the property providing space to park two vehicles. The generous rear garden is mainly laid to lawn with spacious patio providing space to entertain with the rear of the garden home to two timber garden stores, additional patio and timber arbour bench.

LOCATION

The village of Bathampton is, extremely sought after. There are shops, a post office, well respected primary school, church, doctors surgery, regular bus services and the famous "George" public house - all within a short stroll, yet delightful walks in the surrounding countryside and along the canal towpath (either into the city or towards Bradford-on-Avon) are also close at hand. The house is ideally suited for those needing access to University of Bath and it situated just two miles for Bath City centre.







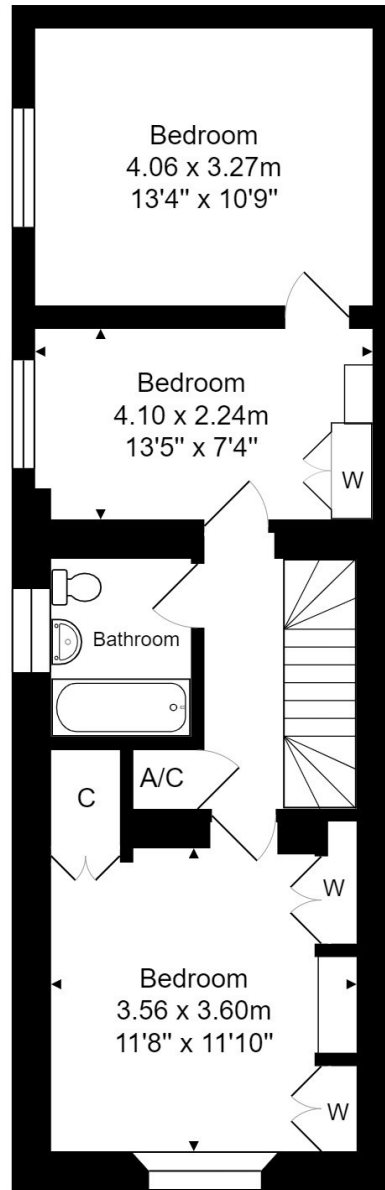
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs



Tenure: Freehold

Ground Floor
Area: 63.4 m² ... 682 ft²



First Floor
Area: 50.9 m² ... 548 ft²

Total Area: 118.4 m² ... 1274 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

