

# whiteley helyar



1,090 ft<sup>2</sup>



3/4 bedrooms



2 bathrooms



driveway  
parking

Guide Price                      £375,000

68 The Hollow, Bath, BA2 1LZ.



## 68 The Hollow, Bath, BA2 1LZ.

A spacious 3/4 bedroom semi detached house in this convenient location thoughtfully extended on the ground floor creating a versatile family room/fourth bedroom and offered for sale with no onward chain.

### ACCOMMODATION

entrance hall  
cloakroom  
kitchen  
16ft sitting room with double doors to the garden  
dining room  
family room with sliding doors to the garden  
utility room  
master bedroom with ensuite shower  
two further bedrooms  
family bathroom

### EXTERNALLY

There are low maintenance gardens to the front and rear, the rear, enclosed by timber fencing, has been flagstone paved with area of decking providing great for alfresco dining with the front providing space to park one or two vehicles.

### LOCATION

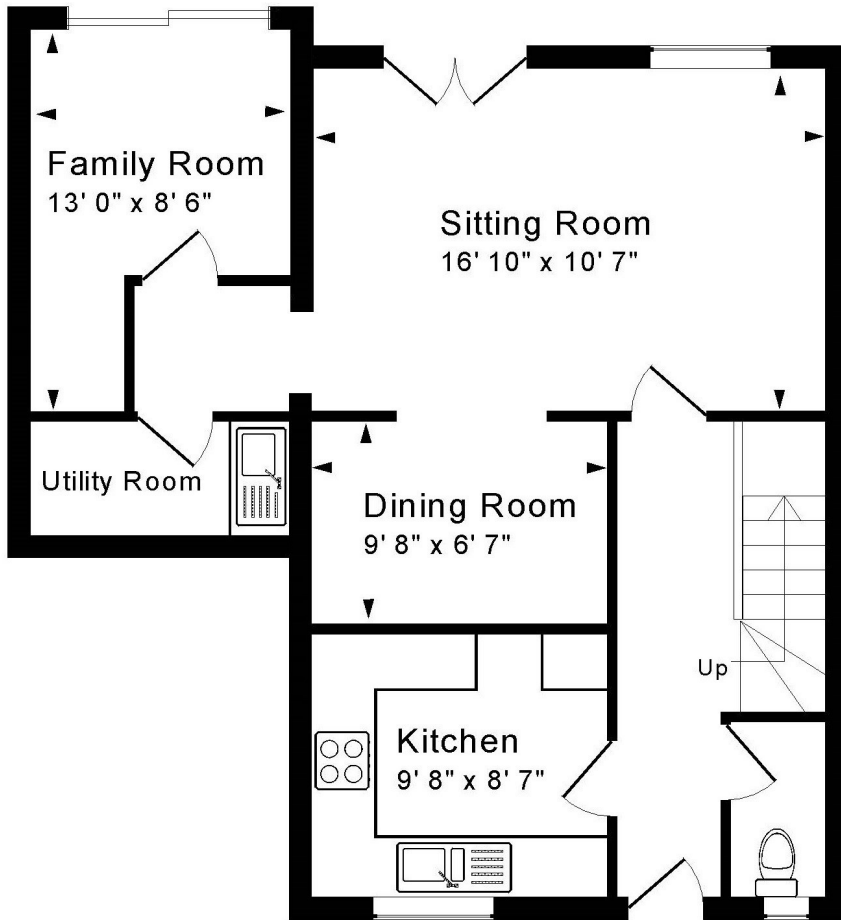
The property occupies a most convenient position on the Southern slopes of Bath less than 2 miles from the centre of Bath. The various shops and amenities in Oldfield Park (including the railway station) and at Twerton are within walking distance, whilst there is an excellent convenience store close by along with a regular bus service into the city centre.







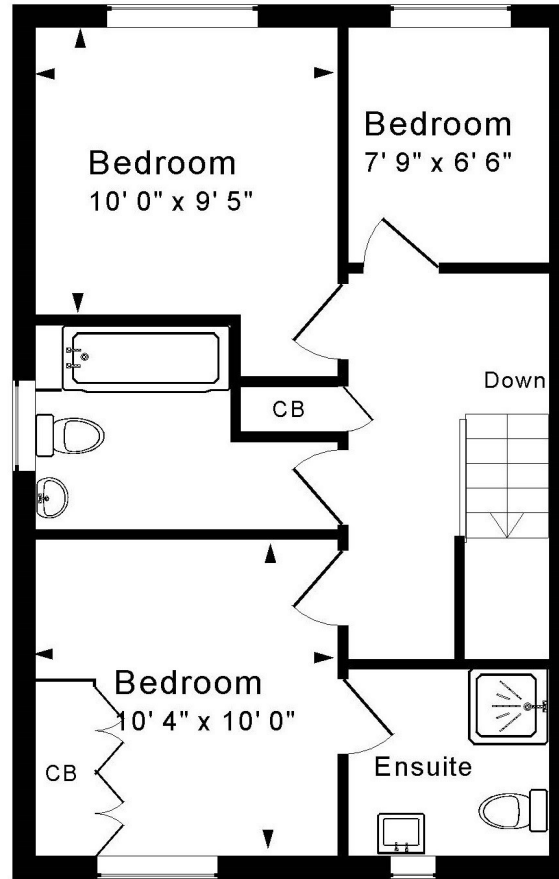




## Ground Floor

Approx. Gross Internal Floor Area 1,090 Sq. Ft. / 101 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023  
 Drawing Number: 172-0677  
 68 The Hollow Bath BA2 1LZ.

**Tenure: Freehold**  
**Council tax band: D = £2,008.55**



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	