

whiteley helyar



1,400 ft²



4 bedrooms



*bathroom and
cloakroom*



on street

Guide Price £650,000

88 High Street, Bathford, Bath, BA1 7TG

A charming double-fronted, semi-detached Georgian house standing in good sized gardens in the heart of the extremely popular village of Bathford.

ACCOMMODATION

4 bedrooms	bathroom
living room	dining room
entrance hall/reception room	kitchen/dining/breakfast room
gas fired heating	large garden store

EXTERNALLY

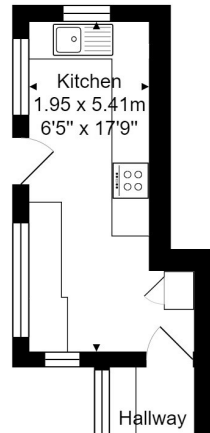
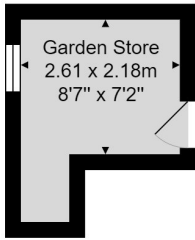
The house stands enjoys lovely gardens to the rear and side, facing predominantly South. They are enclosed, mainly laid to lawn with mature shrubs, bushes, ornamental and fruit trees. There are some delightful sitting areas to take account of the sun or shade whilst there is a useful garden store.

LOCATION

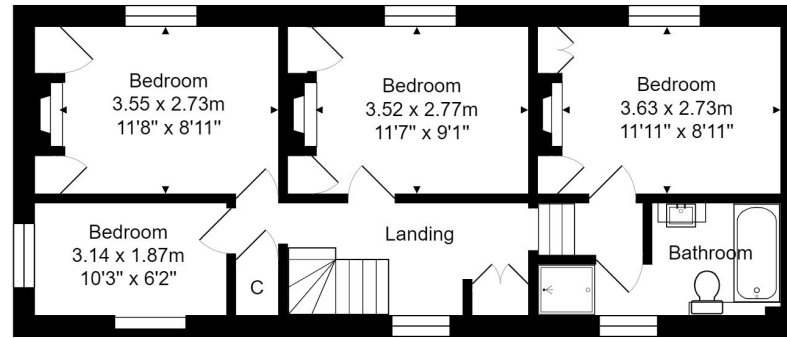
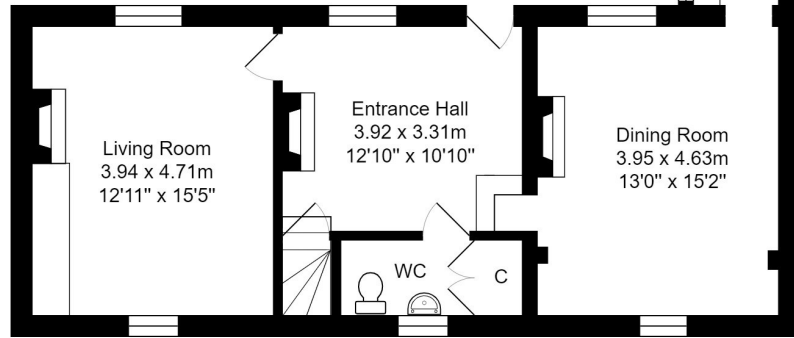
Most conveniently situated in this highly sought after location, 88 High Street is within easy walking distance of the various amenities in the village (including a community shop/café, hair salon, pub, frequent bus service, 'outstanding' primary school, children's playground, rugby and cricket clubs and a church). Wonderful walks are very close to hand, either in the nearby open countryside, along the river or up in the woodland at Brown's Folly - yet the city centre is just 3½ miles away.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Area: 72.2 m² ... 777 ft²

First Floor
Area: 57.9 m² ... 624 ft²

Tenure: Freehold
Council Tax Band: 'E' £2,494.36

Total Area: 130.1 m² ... 1400 ft² (excluding garden store)

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

