

whiteley helyar



914 ft²



2 double bedrooms



shower room and
cloakroom



on street

Guide Price £500,000

19 Ashley Road, Bathford, Bath, BA1 7TT

A charming, beautifully refurbished period terraced house with elevations of Bath stone standing peacefully within this highly sought after village, enjoying fabulous widespread and far reaching views over the adjacent playing fields and to the hills beyond.

ACCOMMODATION

2 double bedrooms
extended living room
cloakroom and rear lobby

shower room
well fitted kitchen/breakfast room
gas fired heating and double glazing

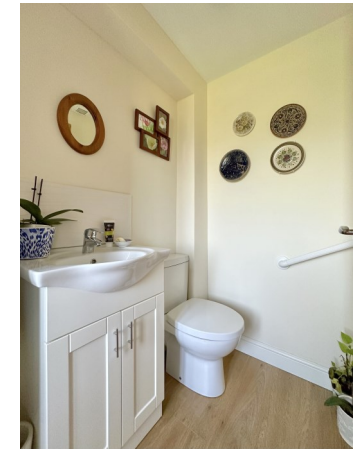
EXTERNALLY

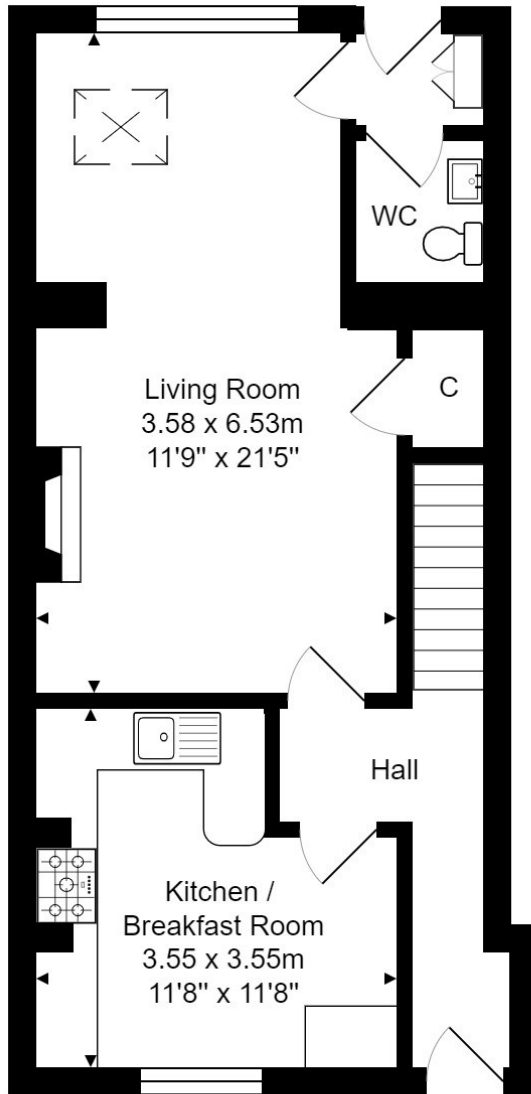
Small front garden with cobbled pathway to the house. The back garden is lovely and runs down towards the village playing fields. It is enclosed, mainly laid to lawn and well tended, with paved seating areas, many flowering shrubs and mature bushes. Pedestrian gate to rear, in turn leading to Ashley Road.

LOCATION

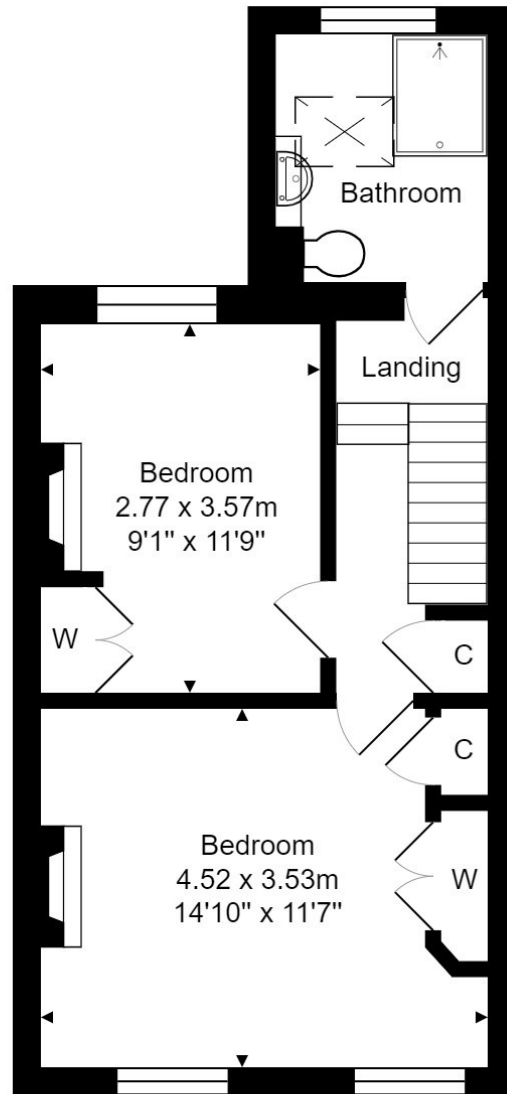
The house stands quietly in the heart of Bathford. It is within easy walking distance of the various amenities in the village (including a community shop/café, hair salon, pub, 'outstanding' primary school, children's playground, rugby and cricket clubs and a church). Wonderful walks are very close to hand, either in the nearby open countryside, along the riverbank or up in the woodland at Brown's Folly - yet the city centre is just 3½ miles away, served by an excellent bus service.







Ground Floor
Area: 46.1 m² ... 496 ft²



First Floor
Area: 38.8 m² ... 418 ft²

Total Area: 84.9 m² ... 914 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
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Tenure: Freehold
Council Tax Band: 'C' - £1,814.07 per annum