

whiteley helyar



1,402 ft²



4 double bedrooms



bathroom



garage & driveway parking

Guide Price £600,000

13 Newbridge Gardens, Bath, BA1 3LT

A well presented four double bedroom family home with delightful gardens to the front and rear in this sought after cul-de-sac conveniently positioned for access to highly regarded local schooling as well as local shops and facilities. This extended property provides spacious and versatile accommodation and offers great potential to extend further subject to the relevant consents.

ACCOMMODATION

entrance hall
sitting room
family room
conservatory/dining room
kitchen

utility room/cloakroom
four double bedrooms
family bathroom

Integral garage

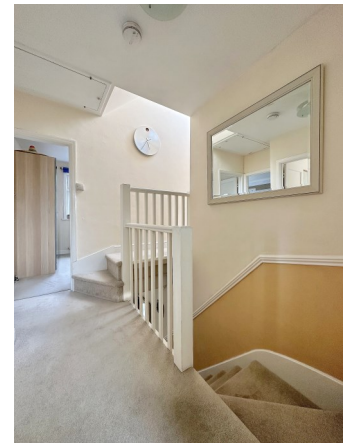
EXTERNALLY

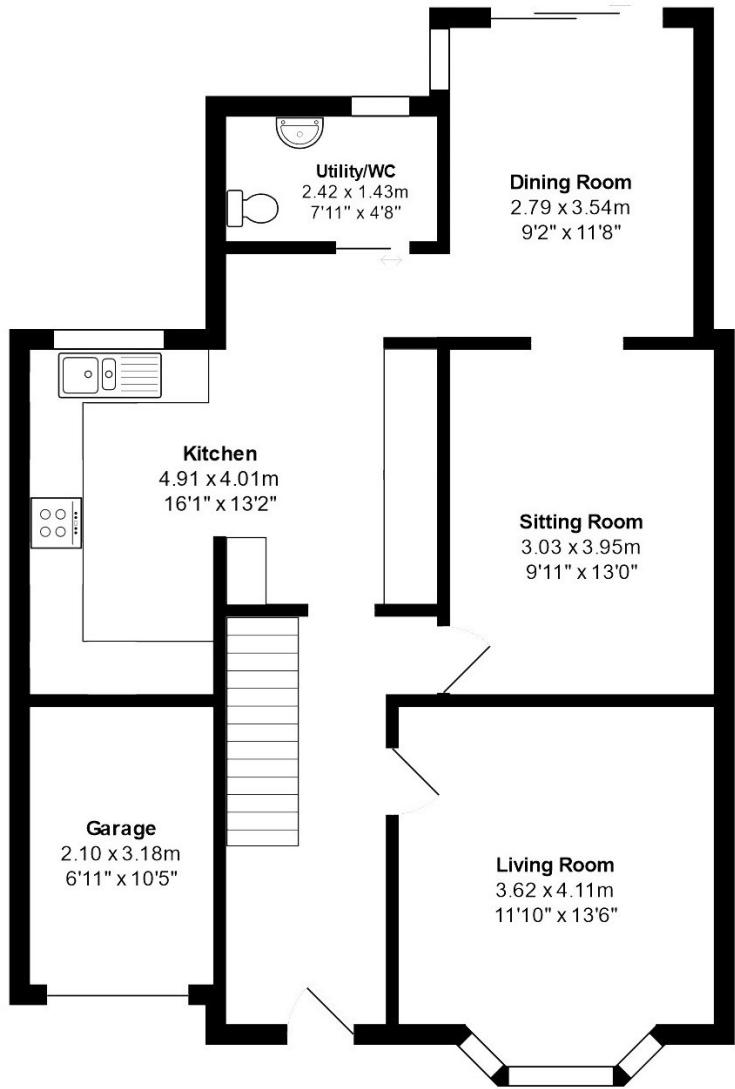
The gardens are lovely, thoughtfully planted and beautifully maintained. There is a generous driveway to the front providing space for two to three vehicles enclosed by bushes, shrubs and a delightful magnolia tree. The mature rear garden has been thoughtfully landscaped creating a number of distinct areas; two areas of lawn separated by pathway covered with climbing plants, a large patio providing great space for alfresco dining and a decked area to the rear of the garden providing great additional space for entertaining.

LOCATION

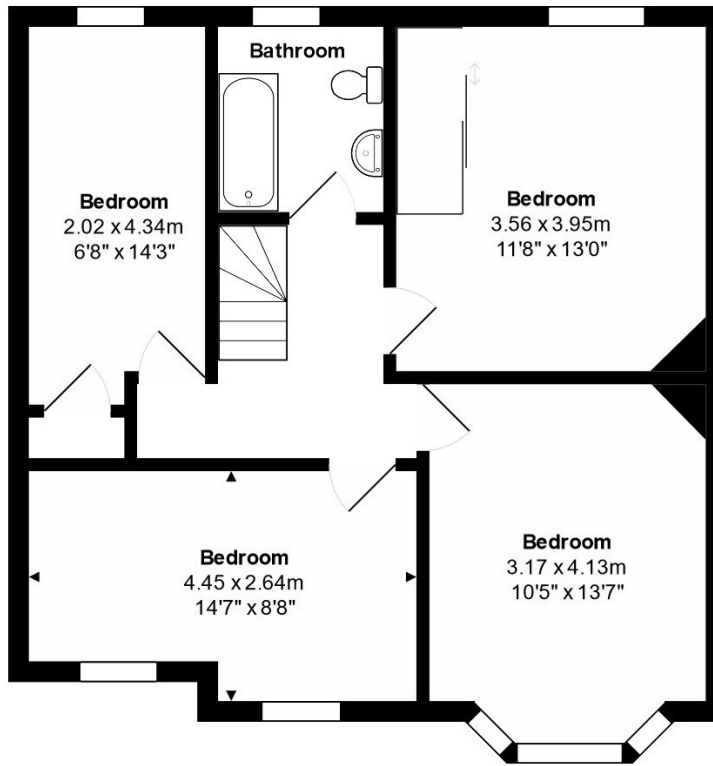
The house occupies a very convenient and sought after position tucked away in this no through road well located for access to highly regarded local schooling and local shops and facilities on Newbridge Road and Chelsea Road. The property is well served by a frequent bus service into Bristol and Bath (approximately 2 miles away), whilst swift, easy access to the M4 is available without having to cross the city.







Ground Floor



First Floor

Total Area: 130.3 m² ... 1402 ft² (excluding garage)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		83
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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

