

whiteley helyar



975 ft²



3 bedrooms



2 bathrooms



two parking
spaces

Guide Price £475,000

7 Fairways, Lansdown, Bath, BA1 9DH

A stylish and beautifully presented house with two parking spaces located in this sought after development on the highly regarded northern slopes of the city.

ACCOMMODATION

entrance hall
sitting room
kitchen dining room
utility area

master bedroom with ensuite shower room
two further bedrooms
remodelled bathroom

EXTERNALLY

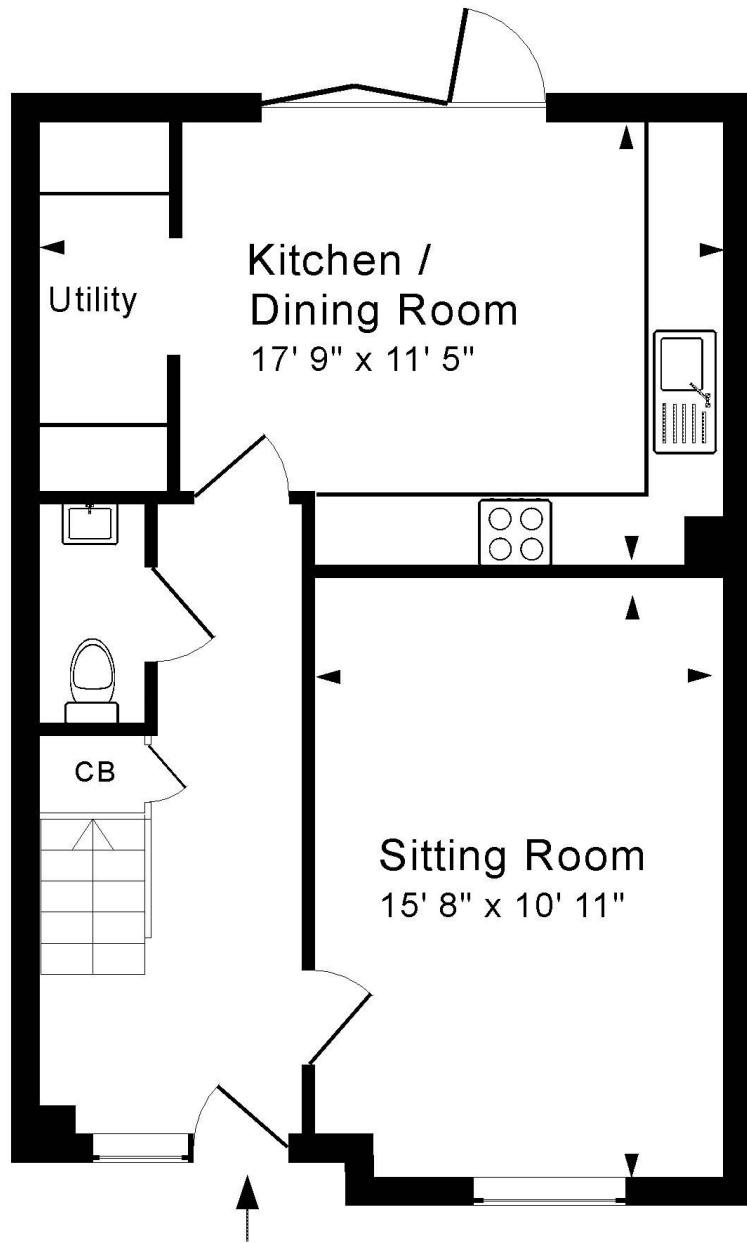
There is a small garden area in front of the house with gated pathway leading to the front door along with allocated parking for two vehicles. The low maintenance rear garden is laid to lawn with an area of patio providing space to entertain, the garden is enclosed by timber fencing and benefits from a large timber garden store to the rear.

LOCATION

7 Fairways is well positioned within this popular development on the northern fringes of the city, thoughtfully built around various areas of open parkland and a number of play areas for children. There are wonderful walks through rolling open countryside close at hand; various amenities are within a short walk (including The Hare and Hounds gastro pub, Kingswood and Royal High Schools), whilst the Abbot Alphege Academy Primary school and Spar convenience shop are within the development. A regular bus service is on hand to whisk you swiftly into the centre of Bath - some 2 miles away - and the M4 motorway is also easily accessible without having to cross the city.

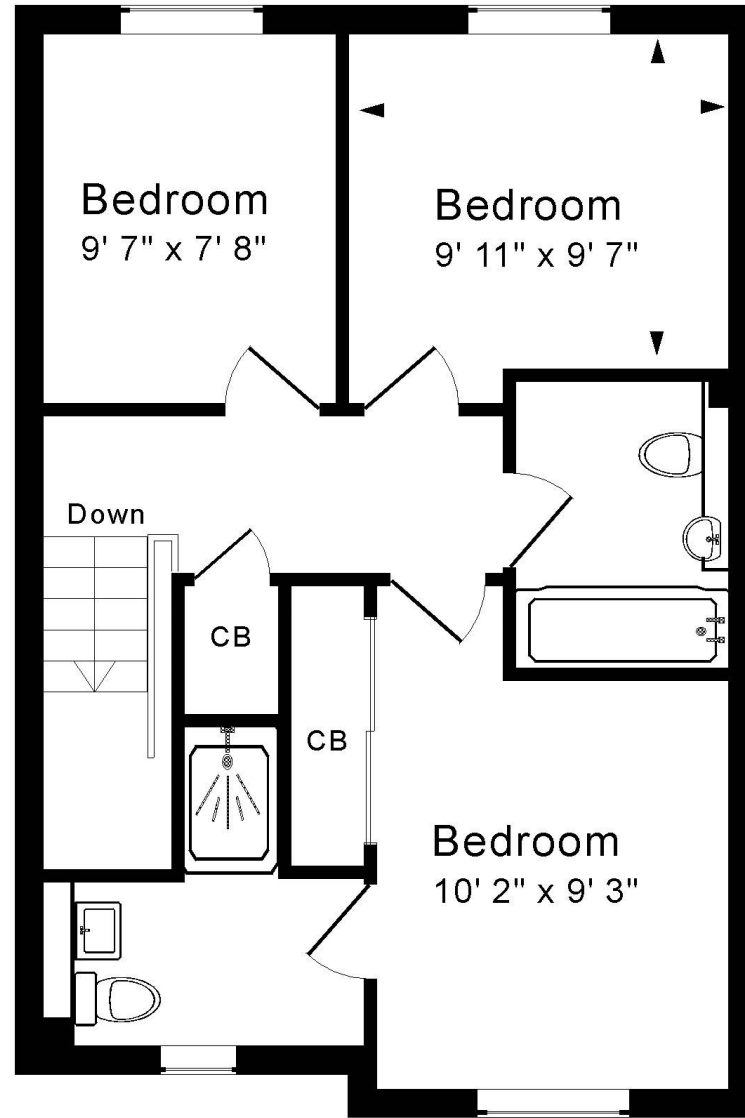






Ground Floor

Approx. Gross Internal Floor Area 975 Sq. Ft. / 91 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0678
 7 Fairways, Lansdown, Bath, BA1 9DH.



First Floor



Tenure: Freehold
Council Tax Band: D = £2,008.55

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	