

whiteley helyar



1,341 ft²



*4 bedrooms plus
workspace*



bathroom



*on street
parking*

Guide Price £425,000

207 Catherine Way, Batheaston, Bath, BA1 7PA

A newly refurbished and particularly large end of terrace 1950's family house, extended to create 4 really good bedrooms, large reception space and a further office/study. Most conveniently located in the sought after village of Batheaston, the house enjoys stunning views over the valley to Little Solsbury, backs on to woodland and stands in good sized gardens. No onward chain.

ACCOMMODATION

4 double bedrooms
18'6 living room with woodburner
workspace/office

new bathroom
large newly fitted kitchen with dining room
gas fired heating and double glazing

EXTERNALLY

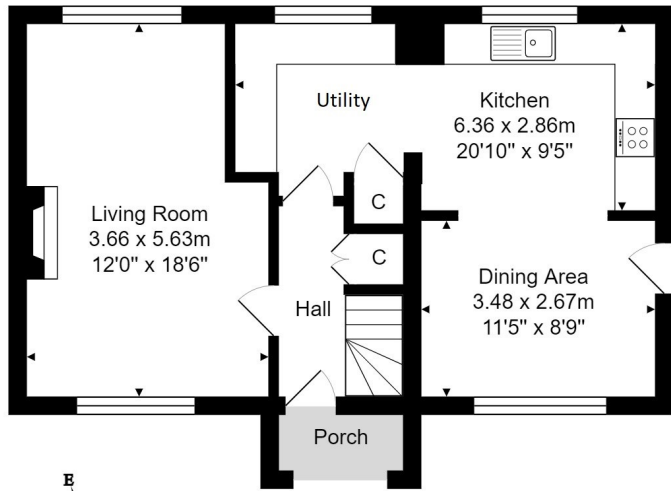
To the side and front of the house is a small block-paved terrace, whilst the rear garden is about 70' x 22', mostly grassed and enclosed by mature hedging and further paved patio. Parking is on the road at the front.

LOCATION

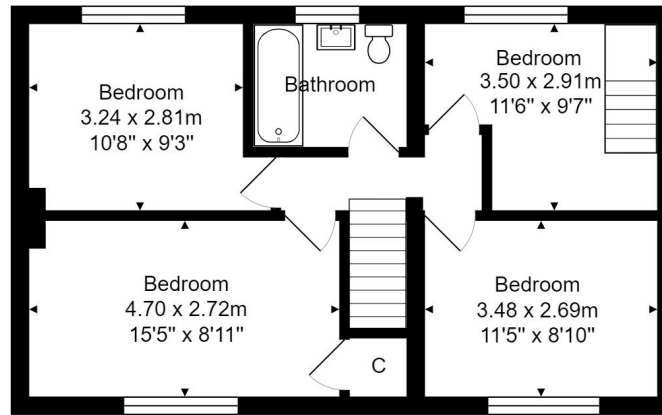
The property occupies a lovely position at the end of a small pedestrian pathway, up and away from the road, looking over the houses opposite to enjoy far reaching semi-rural views, with a lovely outlook over the garden and copse behind. It is within a short walk of the various shops and amenities in Batheaston (including a doctors surgery, chemist, post office, takeaway, general store, pub, childrens playground and an excellent primary school), whilst The Crown, school and other facilities in Bathford are also nearby. Walks through glorious open countryside, woods and along the River Avon are close at hand; there is a regular bus service nearby into the city centre (some 3 miles distant), whilst swift access to the M4 - both Bath and Chippenham junctions - is available without having to cross Bath.



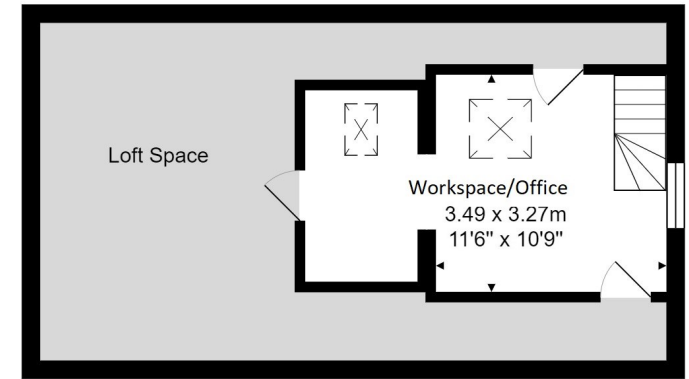




Ground Floor
Area: 53.7 m² ... 578 ft²



First Floor
Area: 53.7 m² ... 578 ft²



Second Floor
Area: 17.2 m² ... 186 ft²

Total Area: 124.6 m² ... 1341 ft² (excluding porch, loft space)

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 www.epcassessments.co.uk

Tenure: Freehold
Council tax band: 'B' £1,718.26



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	71	
(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	