

# KIT JOHNSON

residential



Weston, Bath

£325,000

**1950's Semi Detached House. Three Bedrooms. Popular Location. EPC Grade C**



11 Lansdown Lane

Bath

BA1 4LS

Price: £325,000

A beautifully appointed, light and spacious semi detached house close to Weston All Saints School and ideal for access to Weston Village and Bath's Royal United Hospital as well as the M4 via Lansdown. Having undergone significant improvements, the accommodation is arranged over two floors and includes good size hall, open plan living/dining room, fitted kitchen with integrated appliances and door through to utility/conservatory. Upstairs there are three good bedrooms and a bathroom. A new Copper Beach hedge screens the front garden. Established and freshly landscaped gardens to the rear with a Westerly aspect. Privately built by Harry.W.Cross in the 1950's, a family home that is sure to impress.

**Solid 1950's Semi**

**Well Appointed**

**Three Bedrooms**

**Open Plan Living Room**

**Fitted Kitchen**

**Bathroom Suite**

**Cavity Wall Insulation**

**Double Glazed**

**Gas Central Heating**

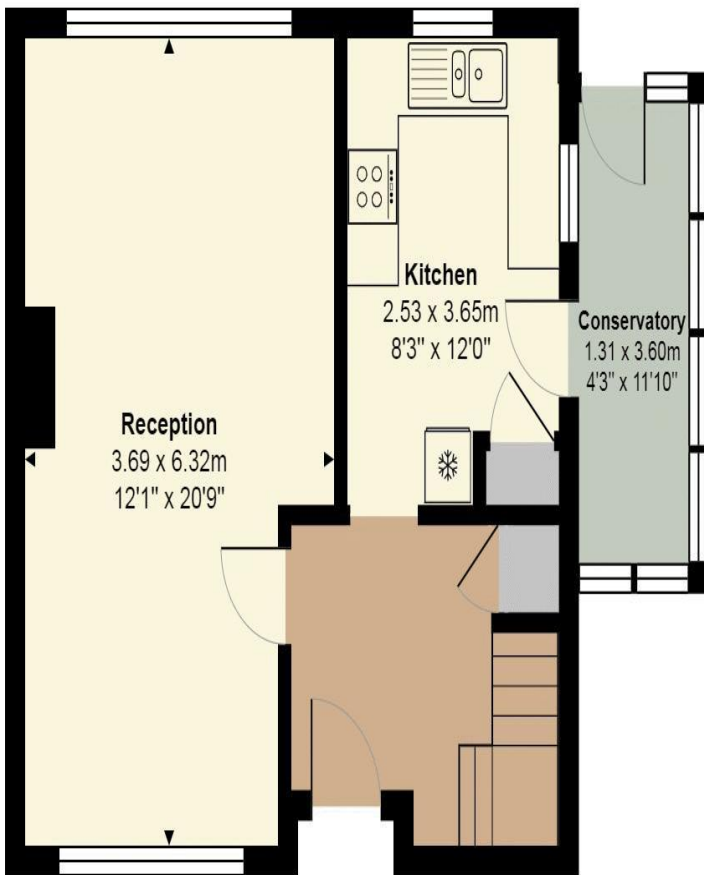
**880 Sq Ft (81.8 Sq Mt)**

**Council Tax Band D £1734**

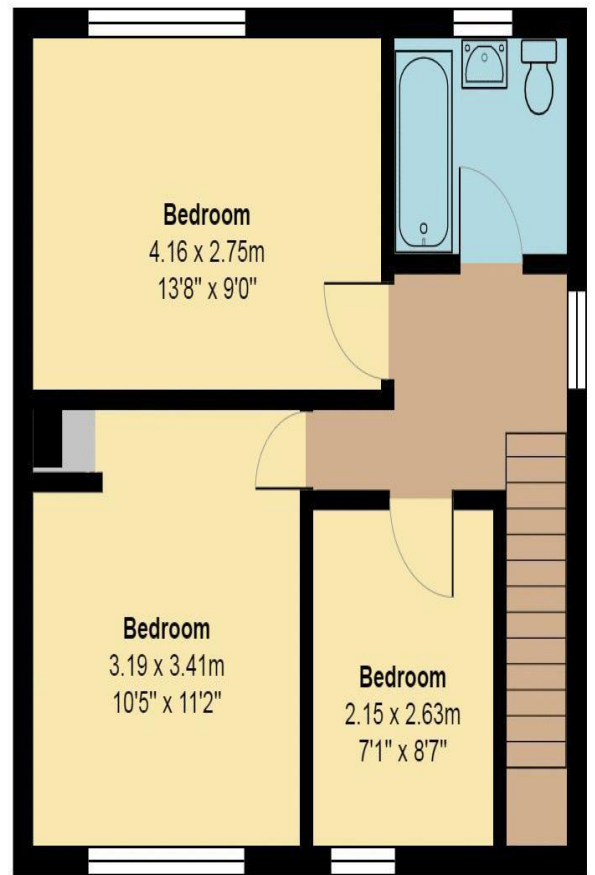
**Freehold**



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**Ground Floor**  
Area: 45.2 m<sup>2</sup> ... 486 ft<sup>2</sup>



**First Floor**  
Area: 40.3 m<sup>2</sup> ... 434 ft<sup>2</sup>

Total Area: 85.5 m<sup>2</sup> ... 920 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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