

# KIT JOHNSON

residential



Weston, Bath

£425,000

**Extended 1960's Semi. Three Bedrooms. Lovely Views. EPC Grade D**



# 56 Napier Road

Bath

BA1 4LW

**PRICE: £425,000**

Being sold for the second time since it was built in 1965, a beautifully appointed, part extended, semi detached house with stunning views with a South and Westerly aspect over Dean Hill and towards Kelston Roundhill. Extensively refurbished in recent years to a high specification, the accommodation is arranged over two floors to include porch, living room with a working fireplace, fitted kitchen/diner incorporating integrated appliances, a family room which has access onto the garden, link hallway with covered access to a single garage (also used as a utility area). Upstairs are three bedrooms and a bathroom suite. Driveway parking at the front and lawned garden. To the rear is an established, well maintained garden. Decked area, lawns and borders. This is a very popular location close to Weston All Saints Primary School, Bath's Royal United Hospital and the M4 via Lansdown. No onward chain. Highly Recommended.

**1960's Extended Semi**

**Three Bedrooms**

**Two Receptions**

**Fitted Kitchen/Diner**

**Garage (Suitable for Conversion STC)**

**Bathroom Suite**

**New Guttering**

**Gas Central Heating**

**1206 Sq Ft (112 Sq Mt)**

**Stunning Semi Rural Views**

**Parking**

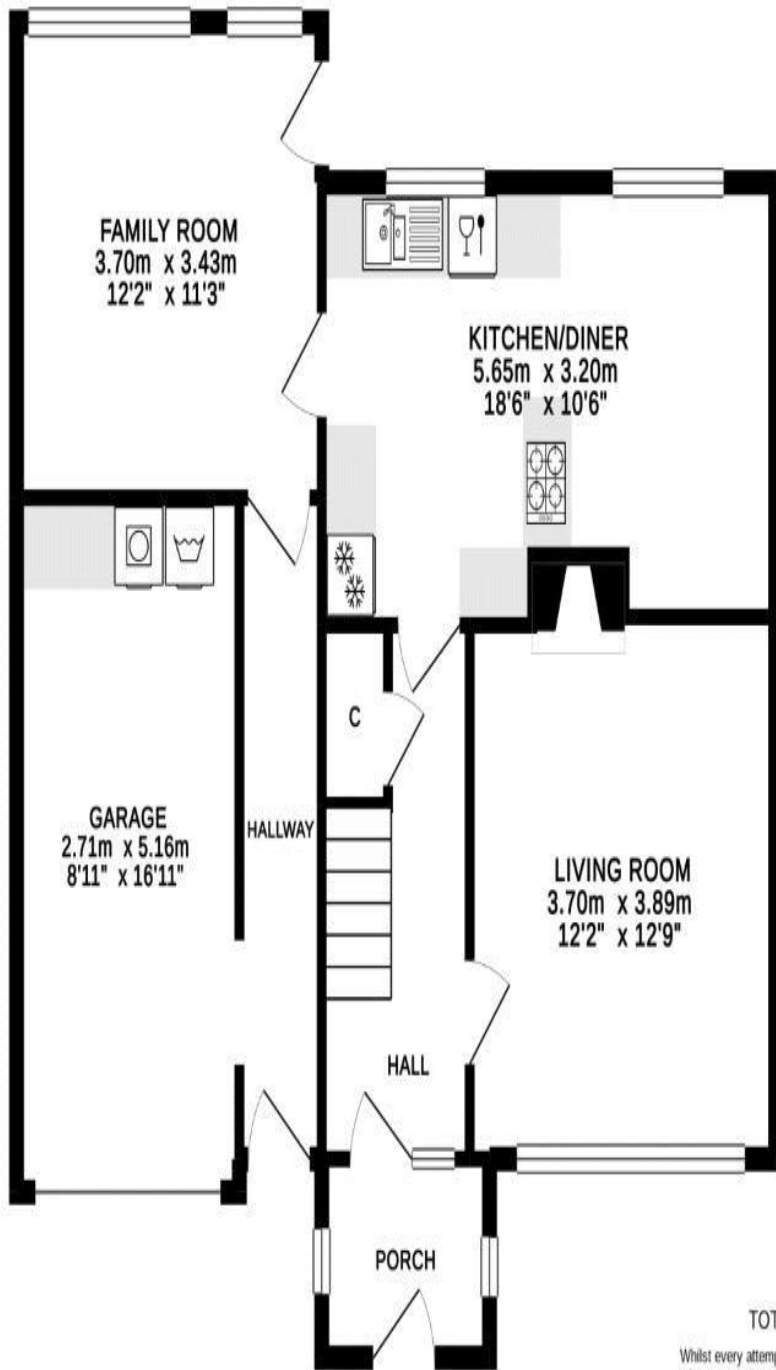
**Established Gardens**

**Freehold**

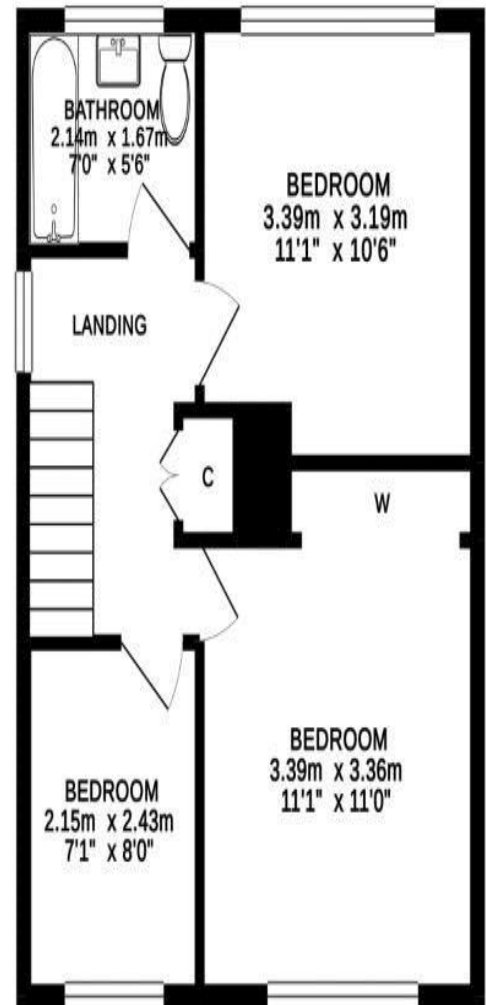
**Council Tax Band D £1734**



**GROUND FLOOR 73.1 sq. m.  
( 786 sq. ft. )**



**1ST FLOOR 39.0 sq. m.  
( 419 sq. ft. )**



**TOTAL FLOOR AREA : 112.0 sq. m. ( 1206 sq. ft. ) approx.**

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019

**Kit Johnson Residential**  
**26-33 High St**  
**Weston**  
**Bath**  
**BA1 4BX**  
**01225 444447**  
**sales@kitjohnson.co.uk**  
**www.kitjohnson.co.uk**