

KIT JOHNSON

residential



Ivy Bank Park, Entry Hill, Bath

£850,000

Light & Spacious Four Bedroom Detached House. Popular Location. EPC Grade D



21 Ivy Bank Park

Bath

BA2 5NF

PRICE: £850,000

Circa 1970 and being sold for the first time in about 40 years, an extended detached house in a prime location at the end of a peaceful Cul-de Sac off Entry Hill. The house and levelled gardens have commanding views North West over Bath with the gardens having a South Westerly aspect. There is huge potential to adapt/convert the accommodation according to one's needs and subject to consents. Large central hall, living room, dining room, fitted kitchen, utility, 2 cloakrooms, lobby. Upstairs, four double bedrooms, bathroom and en-suite to the master bedroom. To the side there are two double garages, one with electric doors and a further studio at the end. Beneficially the house is at the end of the Cul-de-Sac and is approached via a driveway with plenty of parking. The gardens are mainly lawned with patio area, stunning views and an attractive Summer House. Ivy Bank Park is ideal for access to the City Centre via Bear Flat/Holloway, local schools include Beechen Cliff and Hayesfield. It is rare

that such properties with so much scope come to the market. Offered with vacant possession. Highly Recommended.

Circa 1970's

Detached House

Four Bedrooms

Two Receptions

Kitchen/Breakfast Room

Two Cloakrooms

Utility

Bathroom & En-Suite

Two Double Garages

2679 Sq Ft (248.9 Sq Mt)

Studio Room

UPVC Double Glazing

Gas Central Heating

Scope to Alter (STC)

Established Gardens

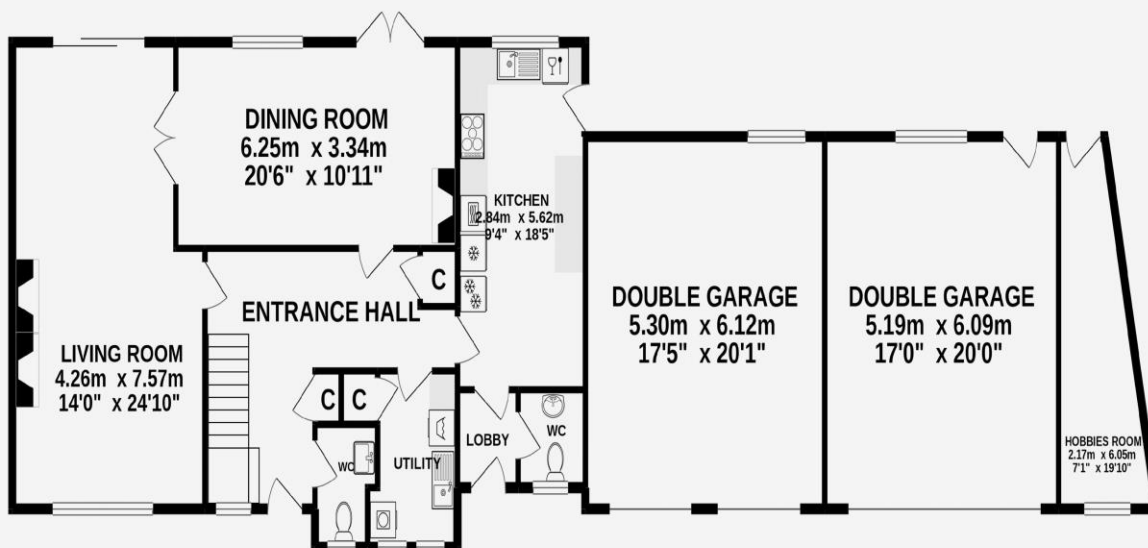
Open Views Towards the City

Freehold

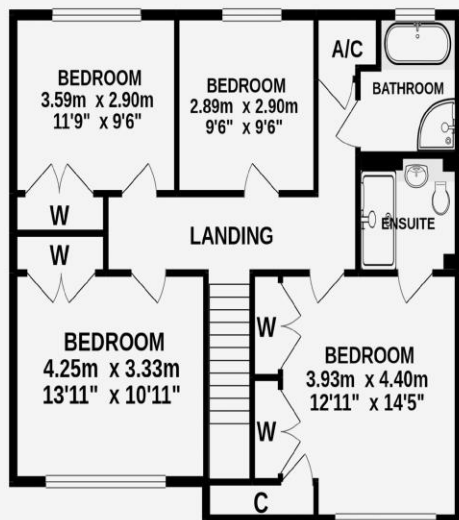
Council Tax Band G £2890



GROUND FLOOR
170.5 sq. m. (1836 sq. ft.) approx.



1ST FLOOR
78.4 sq. m. (843 sq. ft.) approx.



TOTAL FLOOR AREA : 248.9 sq. m. (2679 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.

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