

# KIT JOHNSON

residential



Upper Weston, Bath

£389,950

**1960's Semi, Three Bedrooms, Wonderful Views. EPC Grade D**



# 28 Napier Road

Bath

BA1 4LW

**PRICE: £389,950**

A mid 1960s semi detached house with commanding views from a Westerly and Southern aspect back into the City of Bath. The property has been updated and improved over the years but could be further enhanced. This is a particularly popular location and would make an ideal family home. The house is being offered for sale Chain Free. The accommodation is arranged over two floors and includes hall, living room, dining room, fitted kitchen, Conservatory with views, there is an internal passageway between the garage and house. Upstairs there are three bedrooms and a bathroom. To the front, small garden and driveway leading to the single garage, side access, enclosed, established rear garden with lawns and borders.

Conveniently located for the M4 via Lansdown, the shops in Weston Village, Bath's Royal United Hospital and Weston All Saint's School. A wonderful opportunity.

**Circa 1965**

**Three Bedrooms**

**Two Reception Rooms**

**Conservatory**

**Fitted Kitchen**

**Garage & Driveway**

**Attractive Gardens With Views**

**1151 Sq Ft (107.0 Sq Mt)**

**Gas Central Heating**

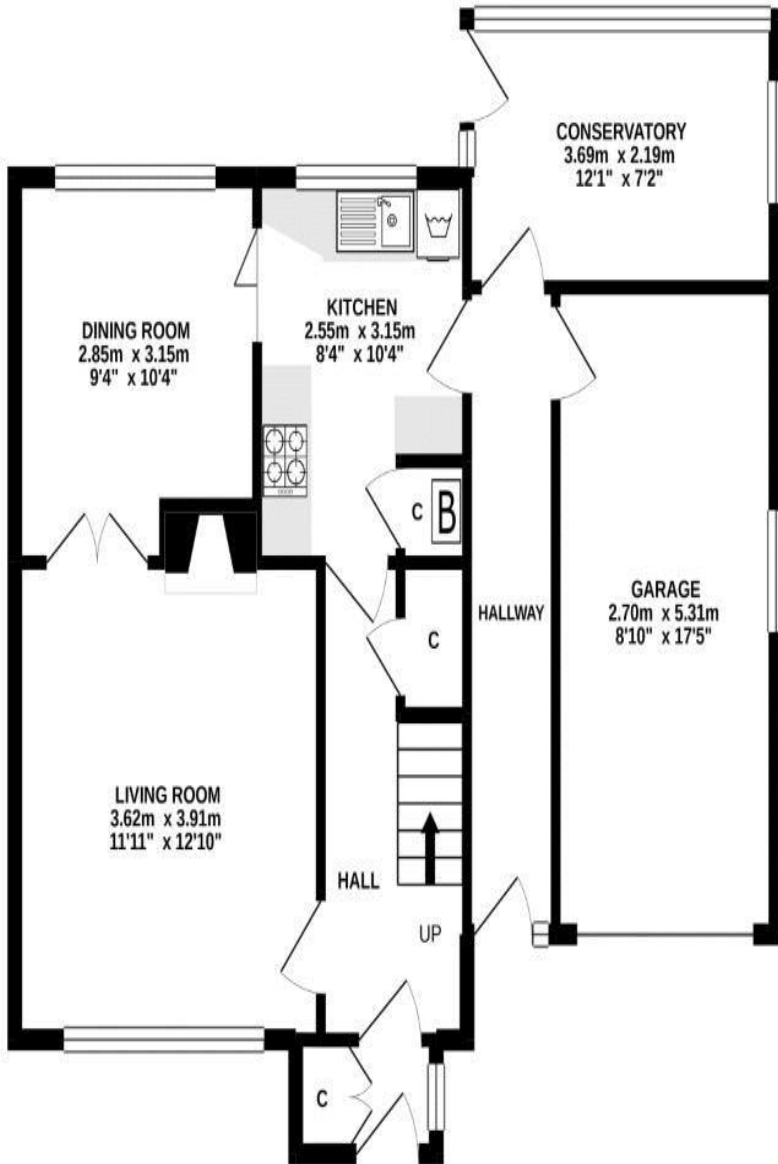
**UPVC Double Glazing**

**Freehold**

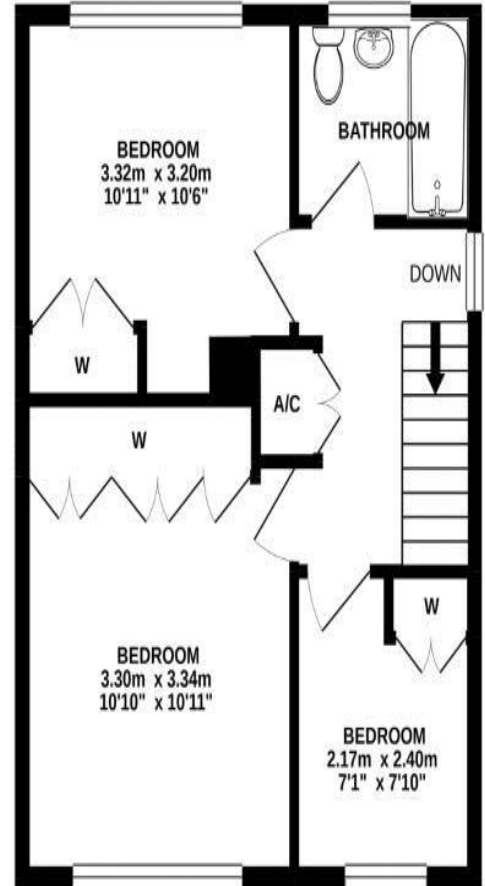
**Council Tax Band D £1803**



**GROUND FLOOR**  
68.2 sq.m. (735 sq.ft.) approx.



**1ST FLOOR**  
38.7 sq.m. (417 sq.ft.) approx.



**TOTAL FLOOR AREA : 107.0 sq.m. (1151 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 ©2020

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