

# KIT JOHNSON

residential



**Three Bedroom 1940's Semi Detached House. Popular Location. EPC Grade C**



**49 Eastfield Avenue**

**Bath**

**BA1 4HH**

**PRICE: £275,000**

Built in the late 1940's and of BISF Construction with external wall insulation and render (2016), a well appointed, spacious, semi detached house on a popular road above Weston Village. The accommodation includes hall, living room and open plan kitchen/diner. Upstairs there are three bedrooms and a bathroom suite. Outbuildings attached to the house for storage and a separate W.C. Outside and to the rear, delightful landscaped garden with patio and lawn enclosed by fencing with the trees of Weston Farm beyond. An affordable family home.

**1940's Semi**

**Three Bedrooms**

**Living Room**

**Kitchen/Diner**

**Bathroom & W.C**

**Outbuildings**

**Landscaped Garden**

**Freehold**

**897 Sq Ft (83.3 Sq Mt)**

**Council Tax Band A £1202**

**Gas Central Heating**

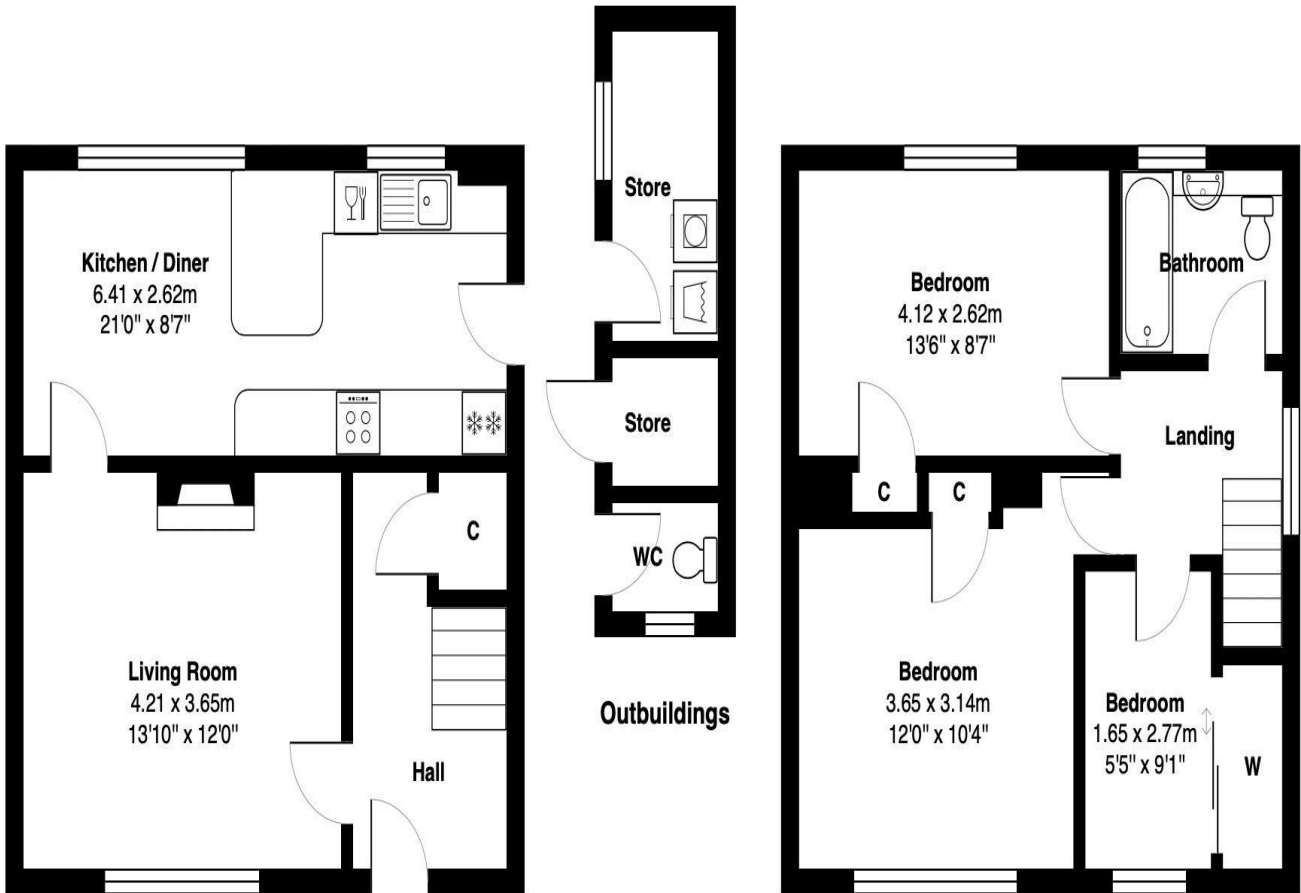
**Double Glazed**

**Popular Family Area**





49 Eastfield Avenue, Bath, BA1 4HH



**Ground Floor**  
Area: 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>

**First Floor**  
Area: 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>

**Total Area: 83.3 m<sup>2</sup> ... 897 ft<sup>2</sup> (excluding Outbuildings)**

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.energyassessmentservices.co.uk](http://www.energyassessmentservices.co.uk)

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