

# KIT JOHNSON

residential



Newbridge, Bath

£247,500

**A Solid, Two Bedroom Mid Terrace Home. EPC Grade C**



# 50 Brassmill Lane

Bath

BA1 3JD

**PRICE: £247,500**

A solid Bath Stone mid terrace house in an increasingly popular location within the Brassmill area of Newbridge. An ideal first home or downsize, the accommodation could be extended (subject to consents). Hall, living room, fitted kitchen/diner with a rear lean-to. Upstairs there are two bedrooms and bathroom. Enclosed front garden, mainly paved rear gardens. Opposite the house is a communal green, access to the City could be via the cycle track which runs along the Canal Path. Local shops in Chelsea Road. An affordable Bath home. Highly Recommended.

**1950's Bath Stone**

**Two Bedrooms**

**Living Room**

**Kitchen/Diner**

**Bathroom (Part New)**

**UPVC Double Glazing**

**Freehold**

**Gas Central Heating**

**Council Tax Band B £1402**

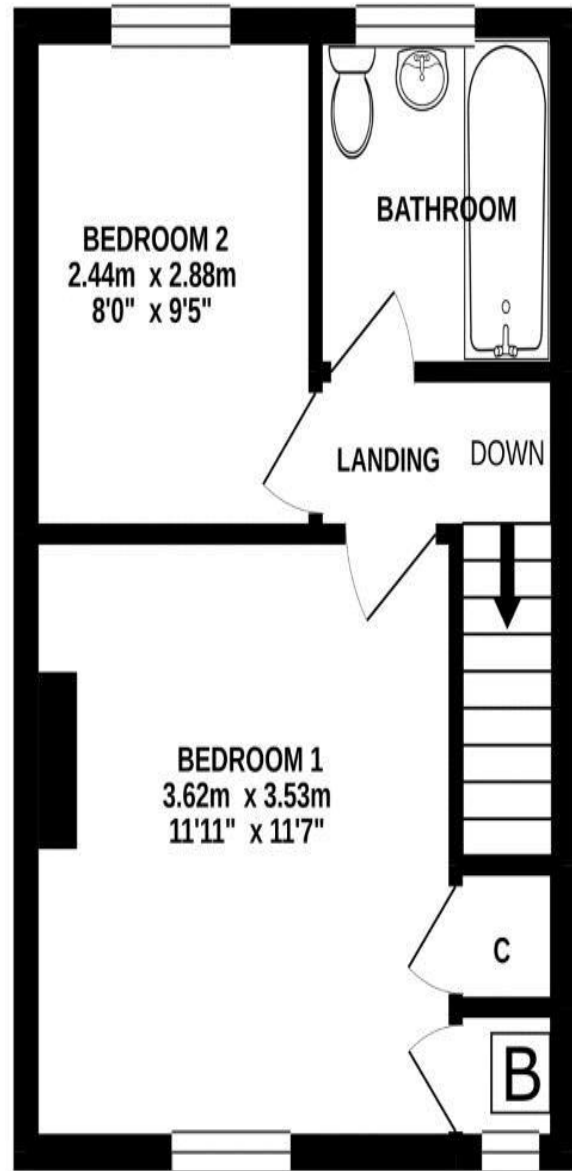
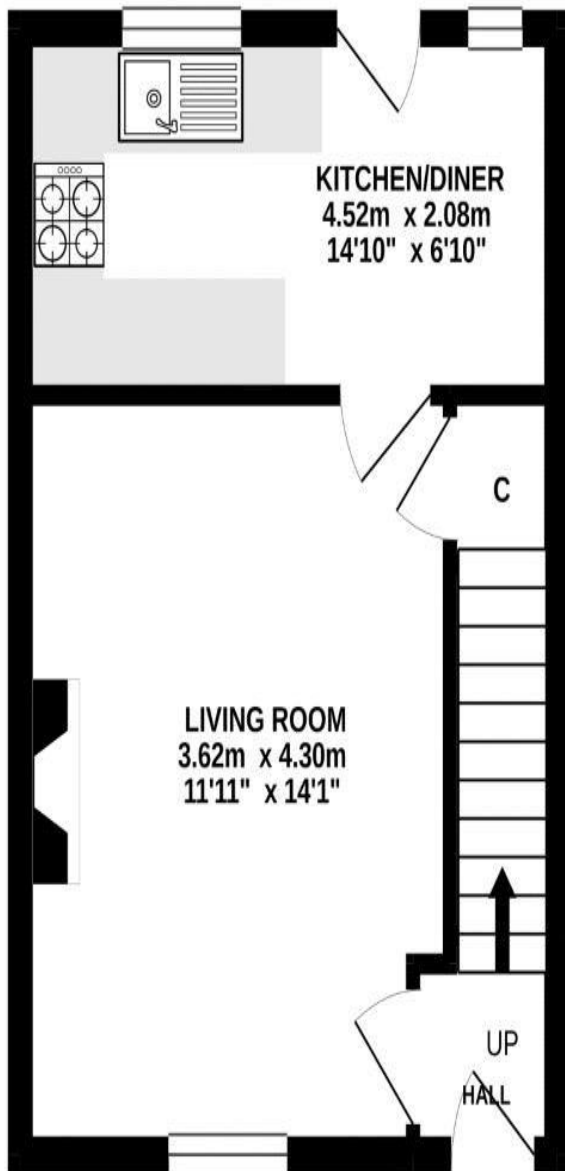
**612 Sq Ft (56.8 Sq Mt)**

**Small Garden**



**GROUND FLOOR**  
28.4 sq.m. (305 sq.ft.) approx.

**1ST FLOOR**  
28.5 sq.m. (307 sq.ft.) approx.



**TOTAL FLOOR AREA : 56.8 sq.m. (612 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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