

# KIT JOHNSON

residential



Weston, Bath

£495,000

**Charming Two Storey Period Property. EPC Grade E**





# 7 Montrose Cottages

Bath

BA1 4AF

**PRICE: £495,000**

Elegant and balanced two storey period property in a tucked away position off Weston Lane close to both Weston Village and Royal Victoria Park and Chelsea Road. Beautifully presented throughout, this attractive home has accommodation to include hall, kitchen/dining room with a small Utility area off and sitting room. Upstairs there are three bedrooms and a bathroom. Outside and to the front is a delightful patio garden with a South facing aspect. Steps at the side lead to a well established rear Garden with lawns and borders, a gardener's delight. A stunning home in a peaceful yet accessible location.

**Circa 1800's**

**Period Property**

**Three Bedrooms**

**Kitchen/Dining Room**

**Living Room**

**Bathroom**

**Gas Central Heating**

**Freehold**

**Attractive Gardens**

**950 Sq Ft (88.2 Sq Mt)**

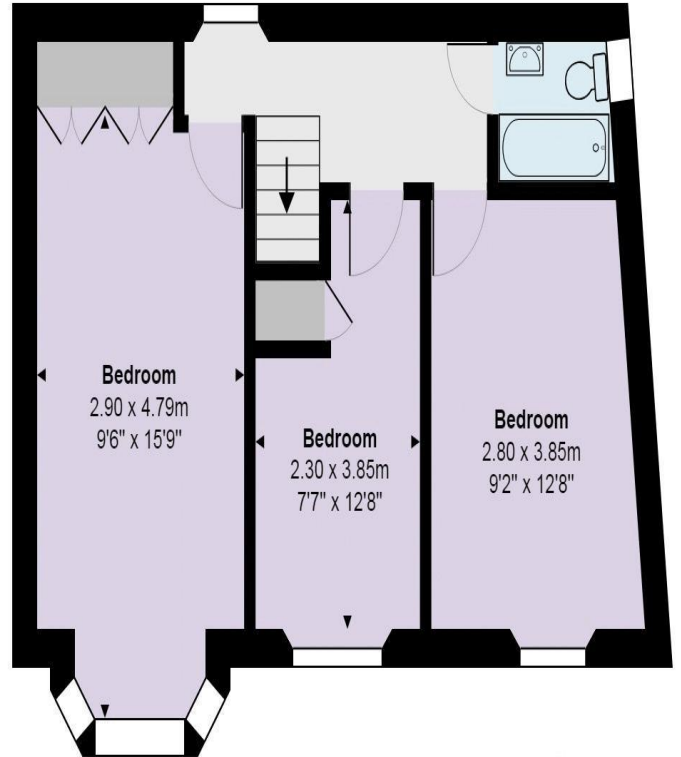
**Council Tax Band D**



7 Montrose Cottages



Area: 43.4 m<sup>2</sup> ... 468 ft<sup>2</sup>



Area: 44.8 m<sup>2</sup> ... 482 ft<sup>2</sup>

Total Area: 88.2 m<sup>2</sup> ... 950 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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