

# KIT JOHNSON

residential



Weston, Bath

£375,000

**Three Bedroom Semi Detached House, Additional Annexe/Home Office. EPC Grade C**





# 15 Lansdown Lane Bath BA1 4LS

**PRICE: £375,000**

An extended 1950's semi detached house set up above Lansdown Lane and close to all the local amenities in Weston Village as well as the M4 via Lansdown and Weston All Saints Primary School. The clever extension on this property would be ideal for a working home office/separate rental income or fourth bedroom. Hall, living room, fitted kitchen. Upstairs there are three bedrooms and a bathroom. The additional annexe is accessed via the garden (ideal for independence) and has a kitchen area, shower room, office/bed space. Attractive West facing enclosed gardens with covered area for a Lazy Spa. A home that offers so many opportunities and sensibly priced to sell. Highly Recommended.

**1950's Harry Cross Semi**

**Three Bedrooms**

**Additional Annexe**

**Sitting Room**

**Fitted Kitchen**

**Enclosed Gardens**

**UPVC Double Glazing**

**Gas Central Heating**

**Freehold**

**Popular Location**

**1070 Sq Ft (99.4 Sq Mt)**

**Council Tax Band D £1981**



15 Lansdown Lane



Ground Floor  
Area: 58.9 m<sup>2</sup> ... 634 ft<sup>2</sup>

First Floor  
Area: 40.4 m<sup>2</sup> ... 435 ft<sup>2</sup>

Total Area: 99.4 m<sup>2</sup> ... 1070 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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**Kit Johnson Residential**  
**26-33 High St**  
**Weston**  
**Bath**  
**BA1 4BX**  
**01225 444447**  
**sales@kitjohnson.co.uk**  
**www.kitjohnson.co.uk**