

# KIT JOHNSON

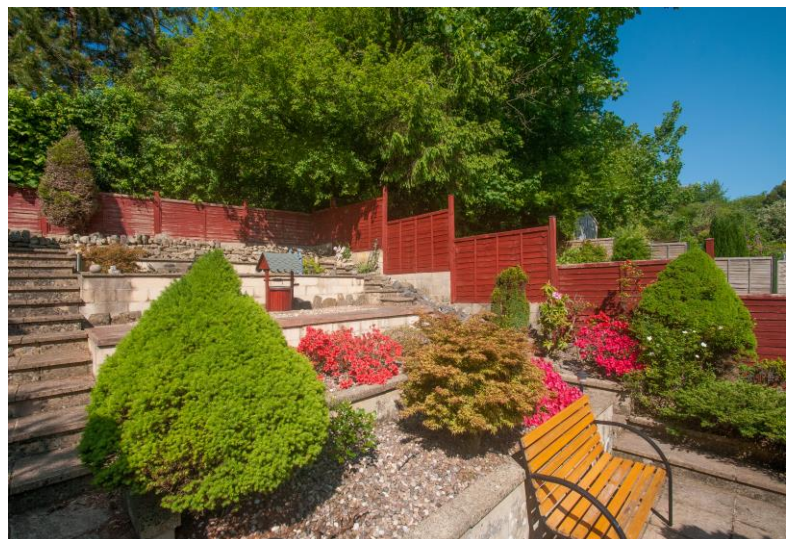
residential



Audley Grove, Lower Weston

£379,950

**Solid Three Bedroom Semi Detached Family Home. EPC Grade E**





# 40 Audley Grove

Bath

BA1 3BT

**PRICE: £379,950**

A solid and traditional 1950's Bath Stone semi-detached house in a sought after Cul-de-Sac location, convenient for Royal Victoria Park and access into the City as well as Weston Village via Gainsborough Gardens. This particular house in the road has the added advantage of a single garage accessed via a shared driveway.

The accommodation is arranged over two floors although similar houses have been extended to the rear and into the loft (subject to consents). The accommodation includes porch, hall, cloakroom, fitted kitchen, living room with French doors onto the garden. Upstairs are three good bedrooms and a bathroom. At the front there are level lawned gardens with well established tiered gardens to the rear with a Westerly aspect. Trees

and shrubbery form the rear boundary for peace and tranquility. Highly recommended.

## **1950's Bath Stone Semi**

**Three Bedrooms**

**Through Living Room**

**Cloakroom**

**Fitted Kitchen**

**UPVC Double Glazing**

**Gas Central Heating**

**Established Tiered Gardens**

**Garage**

**Leasehold (999 yrs Residue)**

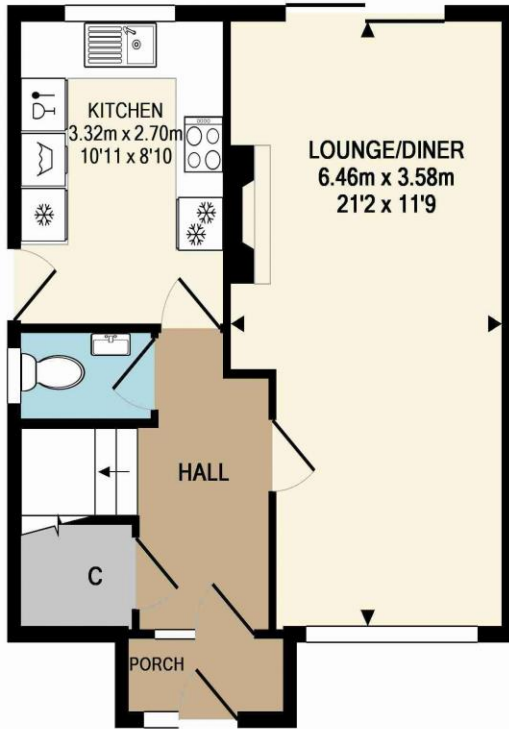
you are able to purchase the Freehold for approx £1050

**Council Tax Band D £1449.17**

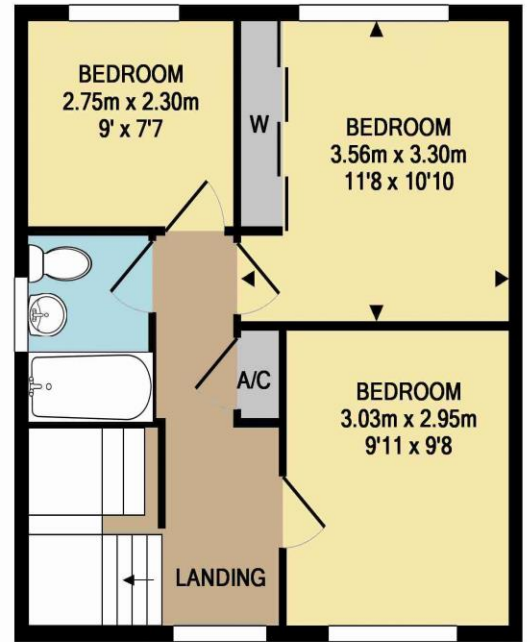
**1062 Sq Ft (98.6 Sq Mt) inc**

Garage





GROUND FLOOR  
APPROX. FLOOR  
AREA 57.5 SQ.M.  
(619 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.1 SQ.M.  
(443 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.6 SQ.M. (1062 SQ.FT.)

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. [www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

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