

# KIT JOHNSON

residential



Upper Weston, Bath

£340,000

**Exceptional Plot. Three Bedroom 1950's Semi.**



# 12 Greenacres

Bath

BA1 4NR

**PRICE: £340,000**

Built by Harry Cross in the early 1950's and being sold for the first time in 60 years, this privately built home needs some updating but is situated in one of the most favoured, long plots in the cul-de-sac, off Lansdown Lane. The property benefits from the new guttering system (2015) and UPVC double glazing. Hall, large living/ dining room, kitchen, lean-to, cloakroom. Upstairs there are three bedrooms and a large bathroom. Outside, a long driveway leads to a single garage, gardens at the front and established gardens with a good outlook and shed at the rear. Offered with vacant possession this has great potential.

**1950's Semi**

**Off Lansdown Lane**

**Views Towards Kelston Roundhill**

**Favoured Plot**

**Three Bedrooms**

**Living/ Dining Room**

**Kitchen**

**Lean-To & WC**

**Large Bathroom**

**Large Level Gardens**

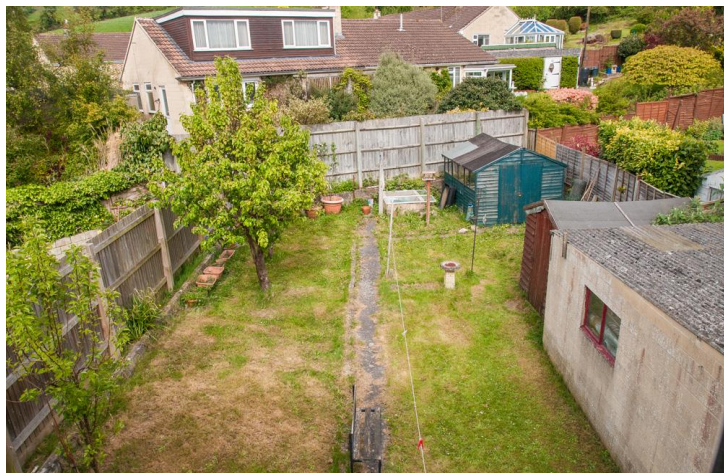
**Garage & Shed**

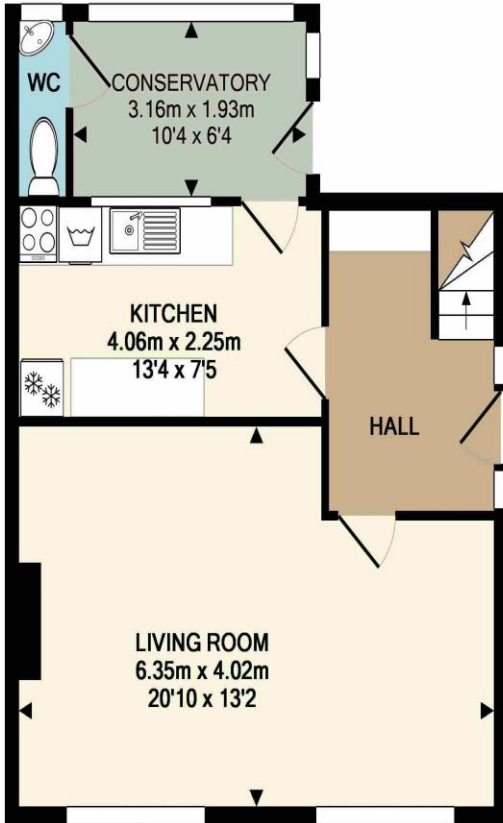
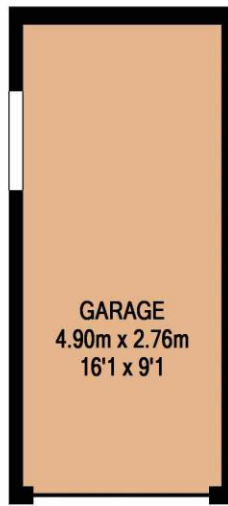
**Electric Night Storage Heating**

**Freehold**

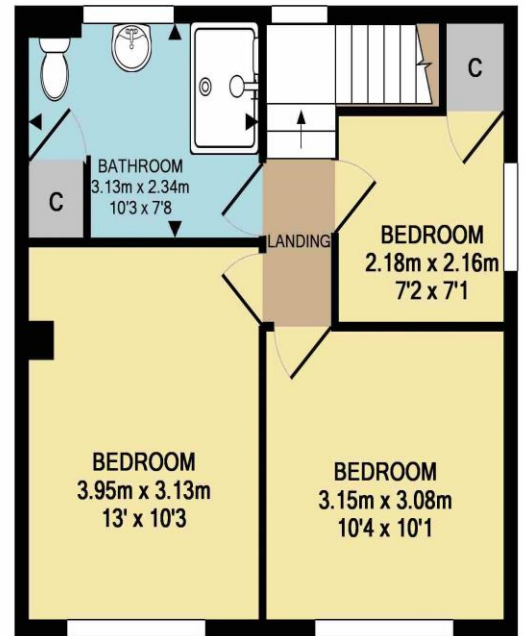
**Council Tax Band D £1573**

**1075 Sq Ft (99.9 Sq Mt)**





GROUND FLOOR  
APPROX. FLOOR  
AREA 60.4 SQ.M.  
(650 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.9 SQ.M. (1075 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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