

KIT JOHNSON

residential



Cedric Road, Bath

£595,000

1950's, Four Bedroom Semi Detached House. Popular Location. EPC Grade D



71 Cedric Road

Bath

BA1 3PE

PRICE: £595,000

A substantial, spacious, solid 1950's semi detached house in a popular road close to Bath's Royal United Hospital, Chelsea Road and Weston Village. The house benefits from a large loft conversion and the aspect of the property is ideal with a South-West facing level garden to the rear. Cosmetic updating is required and further alterations or extensions could be done subject to consents. Hall, living room, dining room, fitted kitchen and cloakroom. Upstairs there are three good first floor bedrooms and a bathroom, fourth bedroom within the conversion to include an en-suite bathroom. To the front is an extensive private driveway leading to an original pitched roof detached garage. The rear garden is level and enclosed with plenty of afternoon and evening

sunshine. Cedric Road always proves popular and this one is a fine family home.

Solid 1950's Semi

Four Bedrooms

Two Receptions

Fitted Kitchen

Cloakroom

Two Bathrooms

Detached Garage

Parking

Level South-West Facing Garden

Sought After Location

UPVC Double Glazing

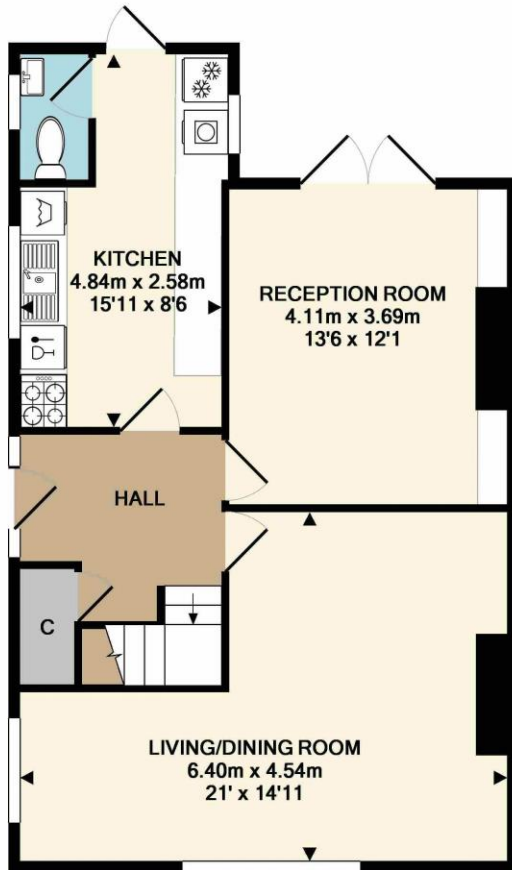
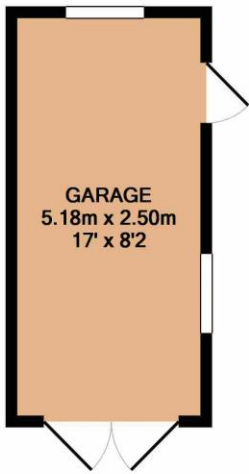
Gas Central Heating

Freehold

1918 Sq Ft (178.1 Sq Mt)

Council Tax Band E £1923

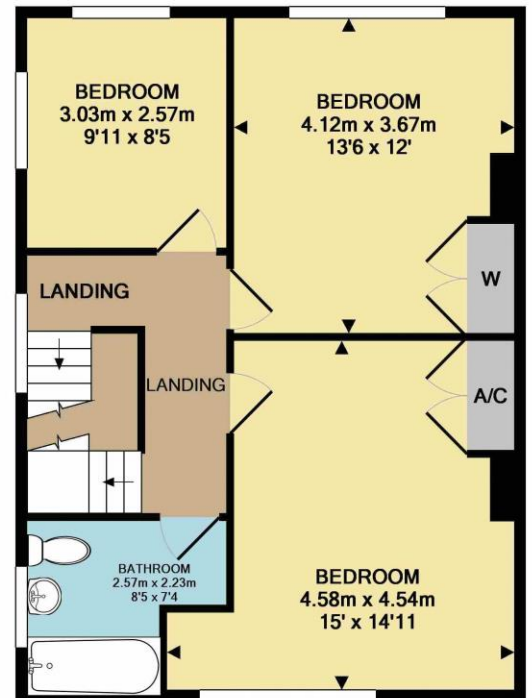




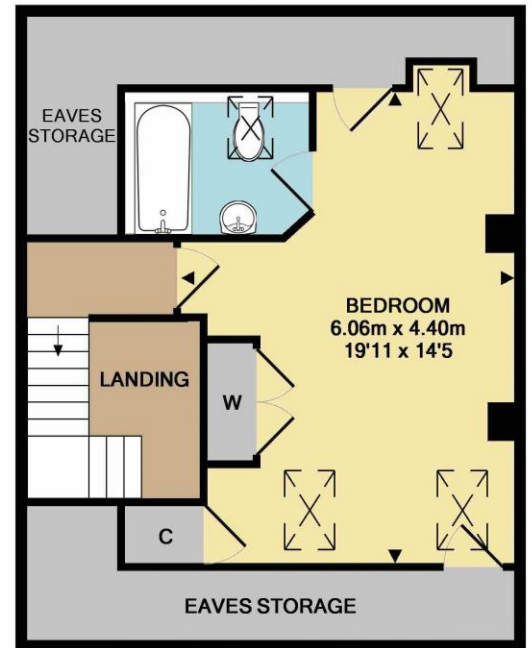
GROUND FLOOR
APPROX. FLOOR
AREA 72.4 SQ.M.
(779 SQ.FT.)

TOTAL APPROX. FLOOR AREA 178.1 SQ.M. (1918 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



1ST FLOOR
APPROX. FLOOR
AREA 54.7 SQ.M.
(589 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 51.0 SQ.M.
(549 SQ.FT.)

Kit Johnson Residential
26-33 High St
Weston
Bath
BA1 4BX
01225 444447
sales@kitjohnson.co.uk
www.kitjohnson.co.uk