

# KIT JOHNSON

residential



Off Englishcombe Lane, Bath

£275,000

**Three Bedroom End Terrace. Large Garden. EPC Grade D**



# 114 Marsden Road

Bath

BA2 2LQ

**PRICE: £275,000**

Located on the side of Englishcombe Lane in an elevated position with views along the lane, and on the edge of this privately built residential estate, a solid 1970's end terrace house. Hall, fitted kitchen, large living room with French doors onto the dining Conservatory with further doors onto the garden. Upstairs there are three good bedrooms and a bathroom suite. This particular home has one of the largest plots with it being end terrace also has side access. Large wooden workshop, patio and Pergola, rear access lane up to the single garage in a block. Gravelled front garden. This is a spacious home with excellent access to Oldfield Park and the City Centre (1.6 Miles). Priced to sell.

**Circa 1973**

**End Terrace House**

**Three Bedrooms**

**Two Reception Rooms**

**Fitted Kitchen**

**Bathroom Suite**

**936 Sq Ft (87 Sq Mt)**

**Timber Workshop**

**Large Garden Plot**

**Leasehold (Residue 999 Yrs)**

**Garage**

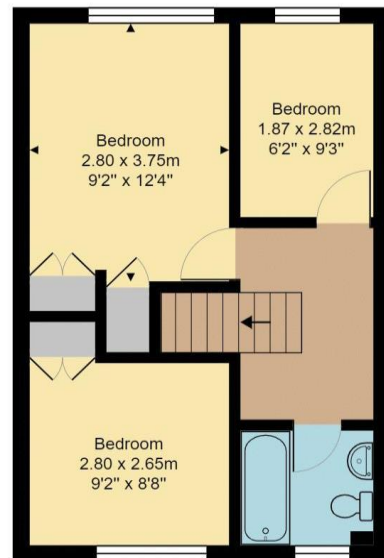
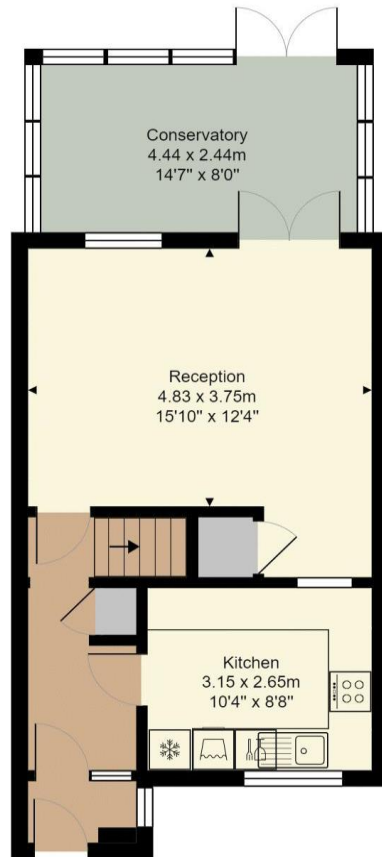
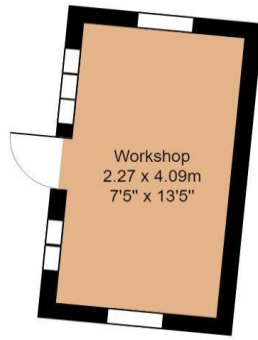
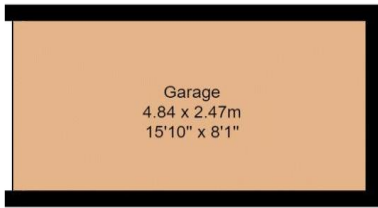
**UPVC Double Glazing**

**Gas Central Heating**

**Pedestrian Access to  
Englishcombe Lane**



114 Marsden Road



Total Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup> (excluding workshop, garage)

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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