

KIT JOHNSON

residential



Englishcombe Lane, Bath

£350,000

In Need of Updating. 1930's Semi. Great Potential. EPC Grade D



263 Englishcombe Lane
Bath
BA2 2ET

PRICE: £350,000

Executor's Sale. A solid, 1930's semi detached house on a good sized plot with scope to extend (STC). In a favoured location on the South side of Bath, the property needs updating throughout but has the makings of a great family home. Porch, hall, sitting room, rear living/dining room, fitted kitchen, cloakroom. Upstairs there are three bedrooms and a bathroom. To the front is a paved driveway leading to the single garage, Southerly facing gardens to both the side and rear, shed and greenhouse. This is an ideal opportunity to create your own home on such a popular road. Highly recommended.

1930's Semi

Three Bedrooms

Two Reception Rooms

Kitchen

Cloakroom

Gardens to Side & Rear

Garage & Driveway

Gas Central Heating

Freehold

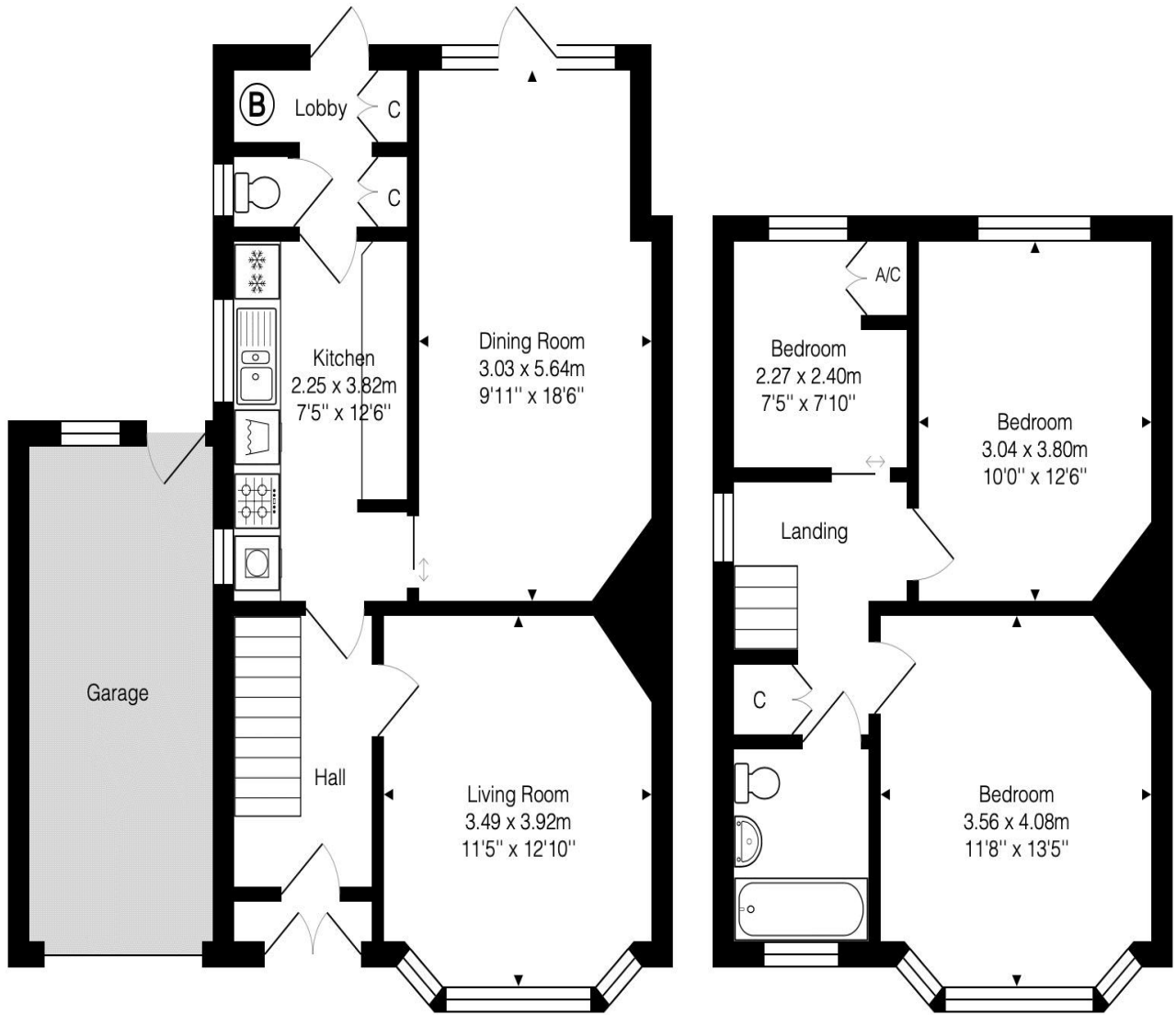
1018 Sq Ft (94.5 Sq Mt)

Council Tax Band D £1891

Updating Required

**Scope to Extend/Loft
Conversion (STC)**





Ground Floor
Area: 52.7 m² ... 567 ft²

First Floor
Area: 41.8 m² ... 450 ft²

Total Area: 94.5 m² ... 1018 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

www.energyassessmentservices.co.uk

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