



An Impressive Four Bedroom 1960'S Semi. Lovely Views. EPC Grade D.



48 Leighton Road
Bath
BA1 4NE

PRICE: £475,000

Being sold for the first time since it was built in 1962/63, a spacious and well proportioned four bedroom semi-detached house in the popular Upper Weston area above Weston Village & Weston All Saints school and with commanding rural views. Although in need of cosmetic updating this particular house has been well looked after and maintained over the years. Hall, Shower / Cloakroom, Sitting Room, Dining Room, fitted Kitchen. Three double first floor Bedrooms, Bathroom and W.C. Second floor loft Bedroom with W.C and handbasin ensuite. Driveway parking to the Garage with electric doors. Side garden and gravel with access to a tiered rear garden that's fully enclosed. This is a very popular

residential location with bus access to Bath City centre and ideal for the M4 via Lansdown. Vacant possession. Priced to sell.

1960's Four Bedroom Semi

Two Receptions

Garage and Parking

UPVC Double Glazing

Gas Central Heating (2010)

Electrics Updated (2020)

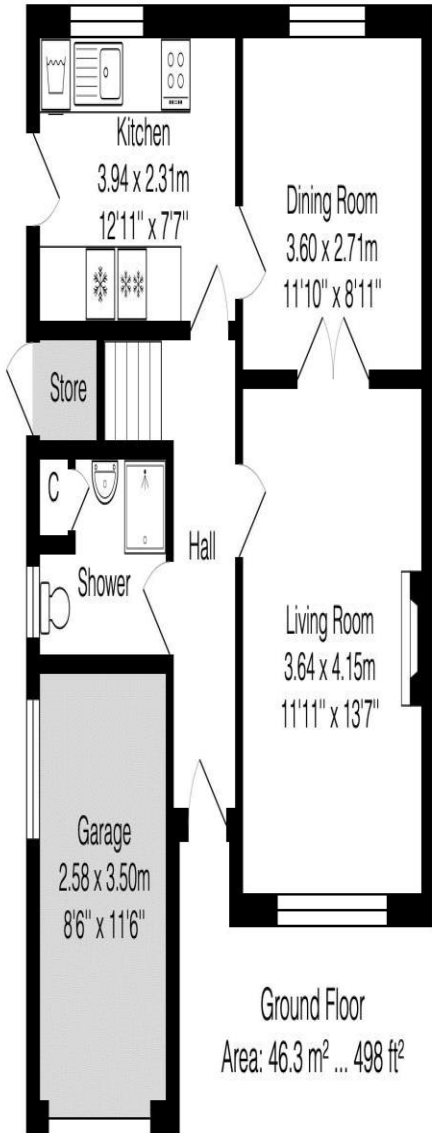
Cavity Wall Insulation (2007)

Freehold

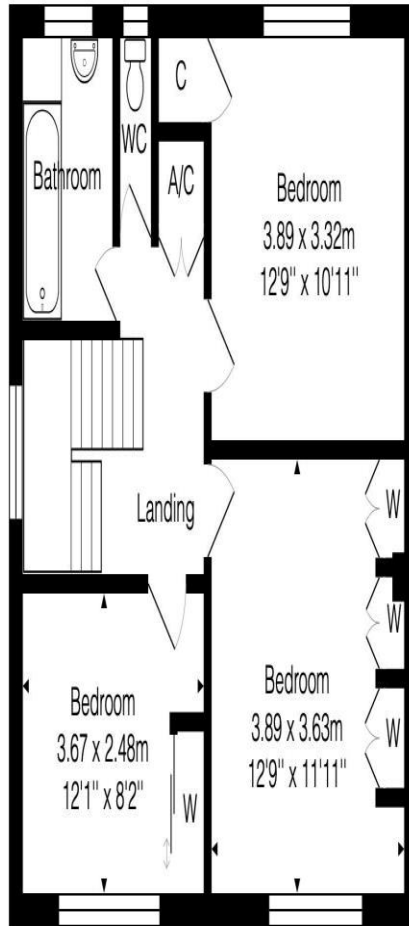
Council Tax Band D £1950

1402 Sq Ft (130.3 Sq Mt)

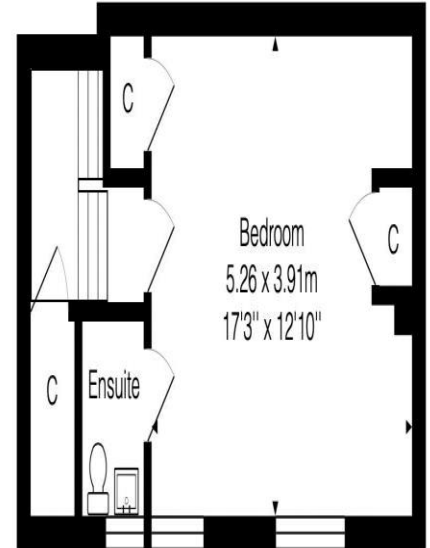




Ground Floor
Area: 46.3 m² ... 498 ft²



First Floor
Area: 54.1 m² ... 582 ft²



Second Floor
Area: 29.9 m² ... 322 ft²

Total Area: 130.3 m² ... 1402 ft² (excluding store, 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.epcassessments.co.uk

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