

KIT JOHNSON

residential



Cranwells Park, Bath

£795,000

Three Bedroom Detached House. Popular Location Near Victoria Park. EPC Grade D.



23 Cranwells Park

Bath

BA1 2YD

PRICE: £795,000

On the market for the first time since the late 1960's and in an enviable situation within this extremely popular Cul-de-Sac, a three bedroom detached house being offered with no onward chain. Hall, living room, dining room, fitted kitchen, utility and cloakroom. To the side, a small study and conservatory that go out onto a peaceful, secluded garden with a Westerly aspect. Single Garage. Upstairs there are three bedrooms, bathroom and separate W.C. There is a lane opposite which takes you through to the Archery Fields or you can walk into the City via Royal Victoria Park. A delightful family home with further potential.

Offers Invited Circa £850,000

1960's Detached House

Well Positioned in the Cul-de-Sac

Three Bedrooms

Three Reception Rooms

Kitchen

Utility & Cloakroom

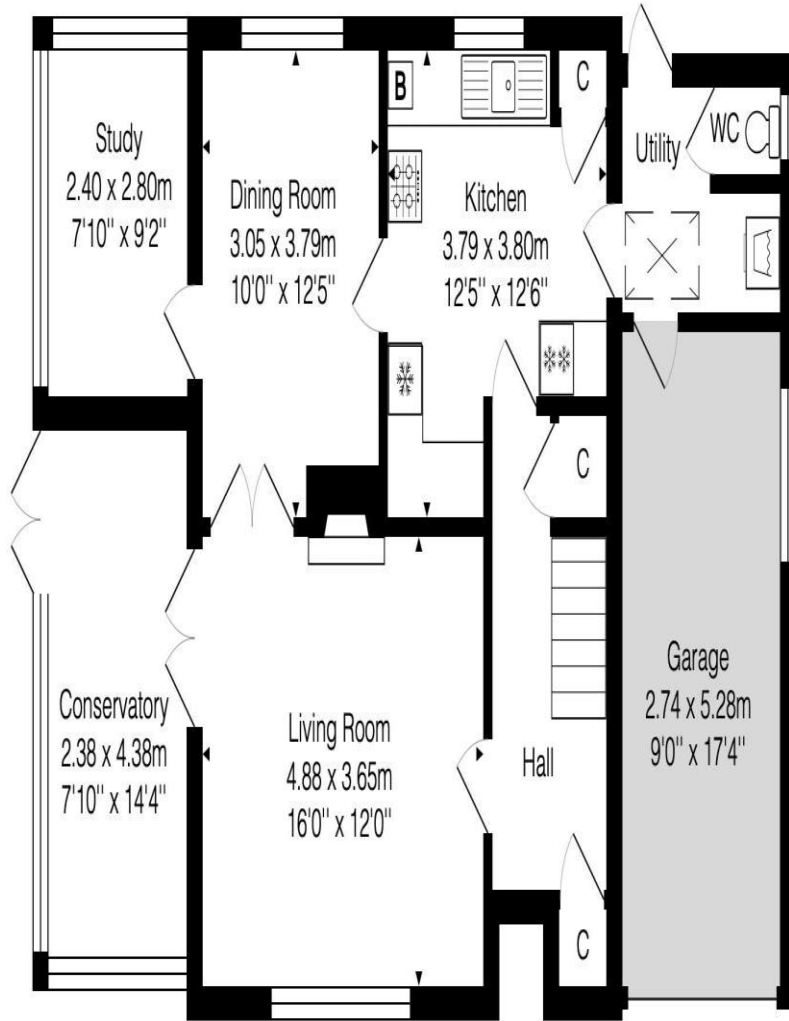
Bathroom & W.C

1406 Sq Ft (130.6 Sqq Mt)

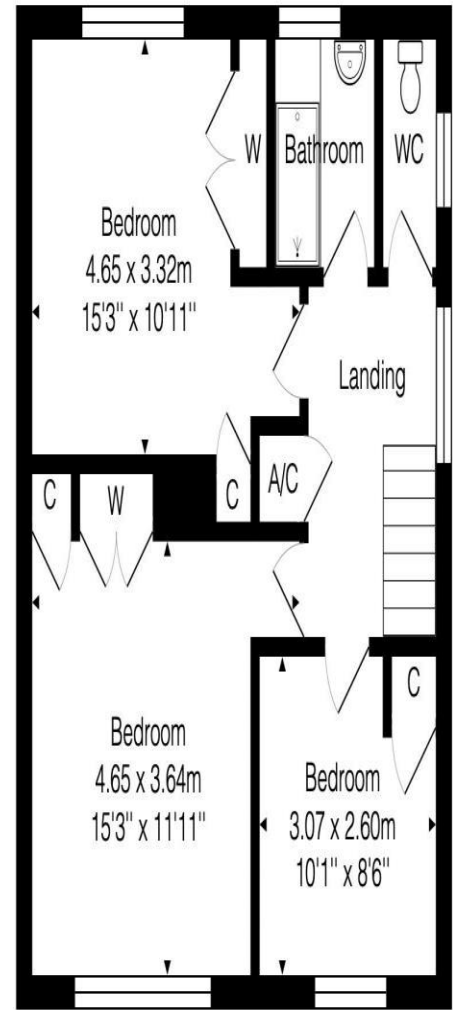
Freehold

Gas Central Heating





Ground Floor
Area: 77.4 m² ... 833 ft²



First Floor
Area: 53.2 m² ... 573 ft²

Total Area: 130.6 m² ... 1406 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.epcassessments.co.uk

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