







### At a glance:

- Newly extended home
- Three bedrooms
- Two bathrooms
- Beautiful terrace looking over Lyncombe Vale
- Garage with undercroft storage
- No onward chain



A recently extended and refurbished home in the ever popular Greenway Lane. Everything in the property is brand new and offers a fantastic terrace area where you can admire the views through Lyncombe Vale valley.

Energy Efficiency Rating D.





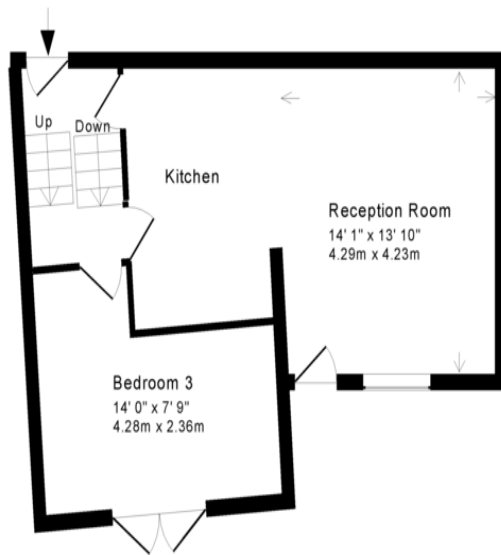
## Full Description:

Greenway Lane offers an idyllic setting within a mile of Bath city centre. Situated on the cusp of Lyncombe Vale, an area of outstanding natural beauty, the tranquil location offers access to countryside walks and the Two Tunnels cycle path. Local amenities include Bear Flat and Widcombe Parade both within 0.5 and 0.9 miles. A bus service to and from Bath city centre is within 0.1 miles. Local schooling includes Beechen Cliff, Hayesfield and Ralph Allen in addition to the private schools including Prior Park, Monkton Combe and The Paragon.

A modern but charming three bedroomed semi-detached home arranged over two floors with a private courtyard garden with panoramic Southerly views. Located in a peaceful and scenic area on the southern outskirts of Bath. As you enter the house several steps take you down to a bright open plan kitchen/reception room which has patio doors leading you into the private balcony at the rear of the house.



The recently fitted kitchen is brand new with a range of floor and ceiling cupboards, built in dishwasher, twin sink, oven, hob and extractor fan. On the same floor you will find the third bedroom, again from here you can gain access directly out on to the balcony.

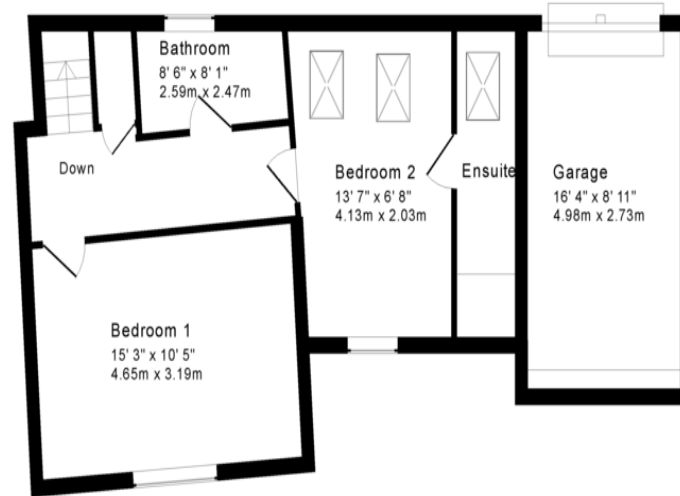


### Ground Floor

Approx. Gross Internal Floor Area: 1,115 Sq. Ft. / 104 Sq. M  
Includes Conservatories and attached Garages

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### First Floor

On the first floor there are two bedrooms, the principal bedroom, being to the rear of the property, offers amazing views over Lyncombe Vale.

The second bedroom is another good space and also offers an en-suite shower room. Between the two bedrooms is a family bathroom with a shower head over the bath, hand basin and WC all elegantly designed to fit in with the age of the property.

The house benefits from ample on street parking and a garage with under croft storage.

The raised decked balcony, enjoys stunning tree top views and provides a beautifully peaceful and scenic outdoor space. Adjacent to the living room is a fully fitted kitchen with a small pantry.

### Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

### Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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