







### At a glance:

- Brand new refurbishment for 2022
- Four bedrooms
- Communal area
- Two bathrooms
- Off street parking for two cars
- Garden
- 
- 



Energy Efficiency Rating D.



## Full Description:

A four bedroom HMO available to rent from early July 2022 (dates are up for negotiation)

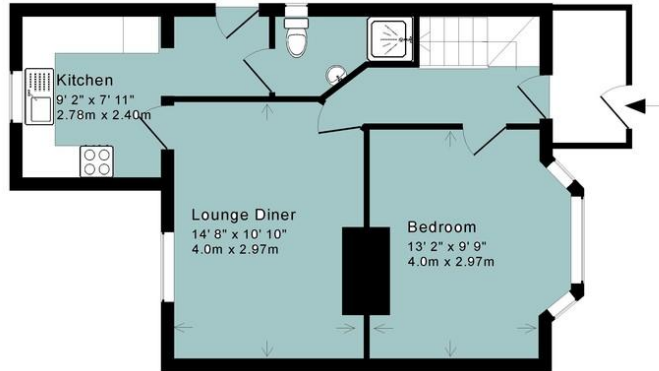
Please be aware this property will be fully refurbished throughout and all the fixtures and fittings will be brand new and never used for 2022. The property offers four bedrooms and two bathrooms with parking for up to two cars. Excellent local transport in and around the city close by.

The ground floor comprises of a spacious bay window bedroom. There is a communal area with seating and this gives you access to the linked kitchen and double patio doors directly out onto the garden. The newly fitted kitchen is in a modern style and a range of utilities such as; built in oven, hob, extractor fan, freestanding fridge/freezer and a range of built in floor and ceiling cupboards. You can also gain access to the downstairs shower room from here and side access to the garden.

The first floor comprises of a bay windowed bedroom and a two further bedrooms and another bathroom.

The property offers off road parking to the front for up to two cars and good sized rear garden.



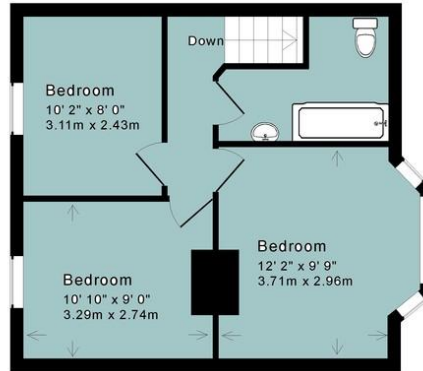


Ground Floor

Approx. Gross Internal Floor Area: 930 Sq. Ft. / 86 Sq. M  
Includes Conservatories and attached Garages

For indicative purposes only.

Copyright Jemesis Ltd 2020 0557



First Floor

**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 Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. [lettings@bathstoneproperty.com](mailto:lettings@bathstoneproperty.com)