



72 Rush Hill, Bath, BA2 2QS.

### At a glance...

- 1970s detached property
- Spacious, 4 bedroomed accommodation
- No onward chain
- Car-port and single garage
- Attractive cottage-styling
- Good access to Bath and Bristol

**Price £365,000**



### The property

This spacious and attractive 1970s semi-detached home features 4 bedrooms, and the bonus of a carport and garage. It is available with no-onward chain and early viewing is recommended.

This charming, semi-detached cottage was converted along with its neighbouring property in the 1970s from three period cottages.

The property begins with the main-entrance door to the small hallway off which is a downstairs cloakroom. The kitchen/dining room is generous in size with patio-doors to the gardens and gas-fire with back-boiler behind. The kitchen is traditional in style and includes a modern gas hob, electric oven and washing machine.





Upstairs, the long landing leads to 4 bedrooms and bathroom.

Bedroom 1 is a large double to the front with built-in wardrobes, whilst bedroom 2 is another double room, tucked away to the rear. The third bedroom is a good single (which could accommodate a double bed if needed) and the fourth, an additional single.

The shower room comprises a large shower cubicle, WC and hand-basin.

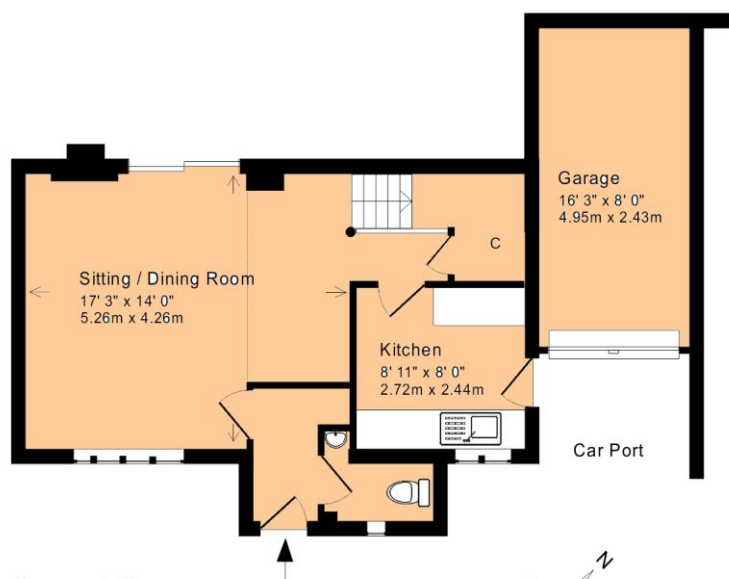
Outside, to the front, there is a covered car-port area which leads to the large single garage and an additional patio with gates. The rear garden begins with a patio area with steps up to 2 upper lawns with a selection of shrubbery and hedging.

### Location

Rush Hill is conveniently located towards the top of the Southern slopes of Bath and is very well connected for bus and road access to Bath and Bristol. A Sainsbury's supermarket is available in Odd Down just 5 minutes drive way and the Odd Down Cycle with BMX and standard cycle track and sports facilities is close-by. Many of Bath's sought-after Primary and Secondary schools are also situated on the Southern side of the City.

### How to get there

Take the A367 from the Churchill Roundabout, through Bear Flat and continue up the Wellsway. Turn right at the Red Lion roundabout and continue along Frome Road (which becomes Rush Hill). The property is situated on the left hand side just above the Bath Community Academy.

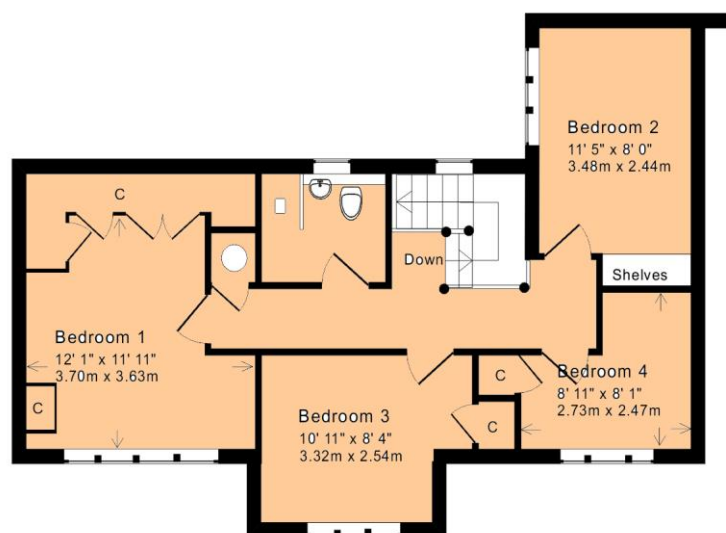


### Ground Floor

Approx. Gross Internal Floor Area: 1,135 Sq. Ft. / 105 Sq. M  
Includes Conservatories and attached Garages

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### First Floor

1 Hayes Place, Bear Flat, Bath BA2 4QW

Tel: (01225) 422 224

E-mail: homes@mark-naylor.com



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