



42 Georgian View, Kingsway, Bath, BA2 2LZ.

### At a glance...

- A spacious 1960s semi
- 3 bedroomed accommodation
- Gas central heating
- Double glazed windows
- Corner plot gardens
- Single garage
- No onward chain

Price £320,000



### The property

A great 1960s semi-detached house offered with no onward chain.

Conveniently located, the house is convenient for local amenities and schools for all age groups.

The house has been in the same ownership since the early 1970s and has been carefully looked after.

There are two good sized reception rooms on the ground floor, along with a modern kitchen and hobbies room behind the garage. A good sized single garage is adjoining the property.

Upstairs, on the first floor, the house has two double bedrooms and a single. The original bathroom has





recently been upgraded and now has a large shower cubicle, wash basin and WC.

The house enjoys good sized corner plot gardens. A tarmacked drive affords additional off-street parking and leads to the single garage.

The front and rear gardens are well established and include mature shrubs, small lawn and pond.

In the agent's opinion this property would make a wonderful family home and viewing is strongly advised.

### Location

Georgian View is situated on the 1960s development of Kingsway, just off Englishcombe Lane on the south side of Bath.

Local amenities are at hand including a Tesco Express, schools and a regular bus service running to and from the City Centre.

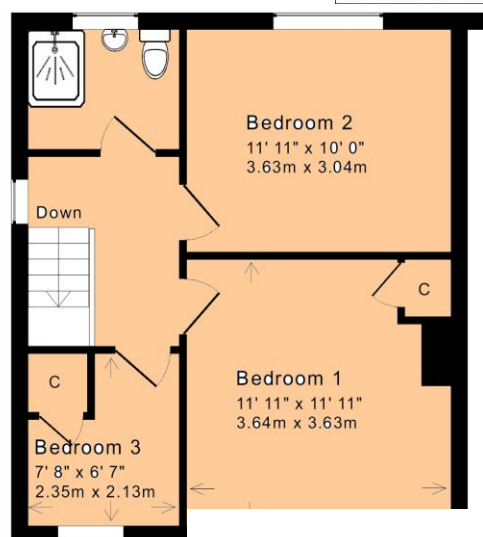
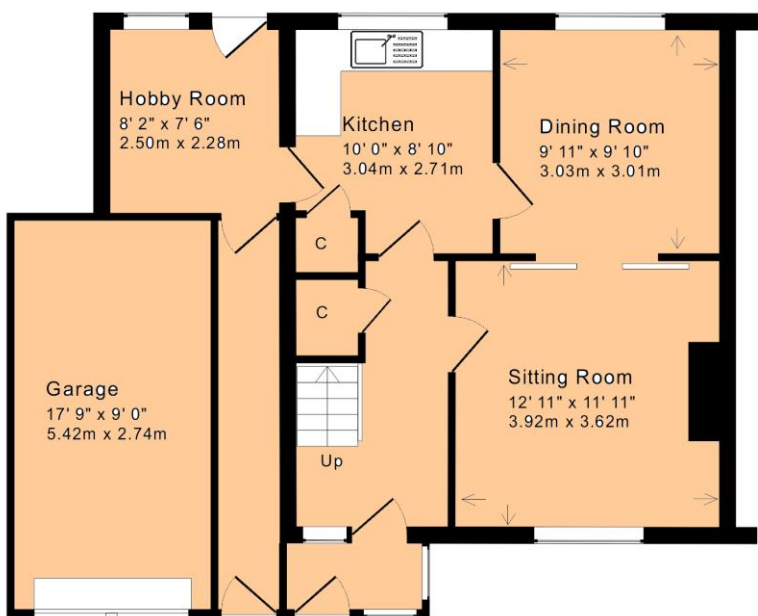
The situation is also convenient for direct access to Saltford and Bristol.

### How to get there

Leave the city centre on the A367 on the Wells Road to Bear Flat. Take the right-hand fork into Bloomfield Road and 3<sup>rd</sup> right again into Englishcombe Lane. Take the 6<sup>th</sup> left into Marsden Road and 3<sup>rd</sup> right into Georgian View. Number 42 is then the last house on the right-hand side, immediately before the junction with Ambleside Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



### Ground Floor

Approx. Gross Internal Floor Area: 1,165 Sq. Ft. / 108 Sq. M  
Includes Conservatories and attached Garages

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1 Hayes Place, Bear Flat, Bath BA2 4QW

Tel: (01225) 422 224

E-mail: homes@mark-naylor.com

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