



144 Englishcombe Lane, Bath BA2 2EN.

### At a glance...

- Semi-detached family home
- No onward chain
- Access to local schools and amenities
- Bus route to city centre
- Popular location
- Enclosed rear garden
- Gas central heating
- Double glazed windows

**Price £300,000**



**The property** A spacious semi-detached house with plenty of potential to create a perfect family home, close to local schools and amenities. Offered with no onward chain.

The house is set back from the road by a public lawned area and its private front garden.

Inside, the sitting room is situated to the front of the ground floor, and is a good-sized room with fitted electric fire. Behind this, the kitchen is fitted with a range of wall- and floor-mounted units and exterior door leading to the property's gardens, and a separate dining room.





The two rooms could potentially be opened up to create an open-plan kitchen/dining room ideal for modern family life.

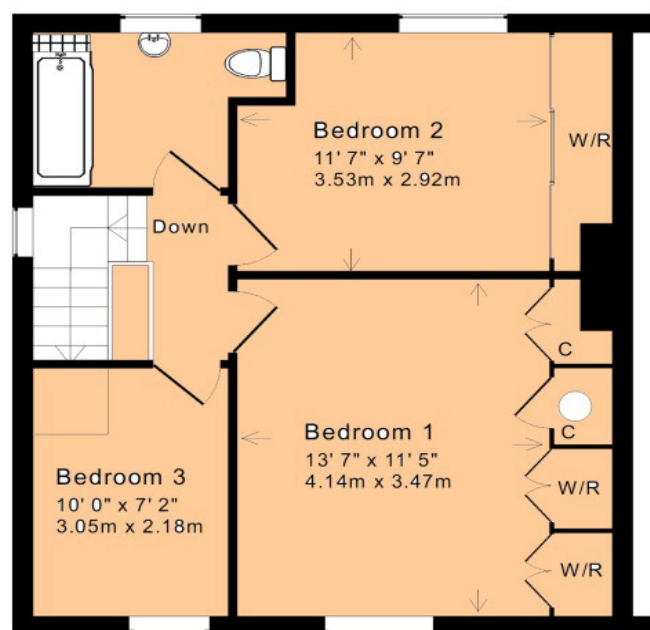
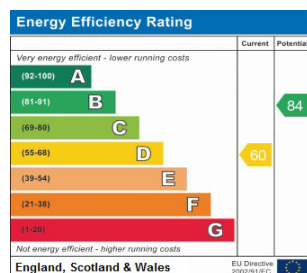
Upstairs, the property has two double bedrooms – bedroom one at the front is the larger of the two, and both have fitted wardrobes. The third bedroom is a single room with fitted shelving and the bathroom comprises a hand-basin, WC and bath with shower over.

Externally, the property has a low-maintenance front garden with side access leading the rear, where you will find a good sized lawn lawn and small patio area.

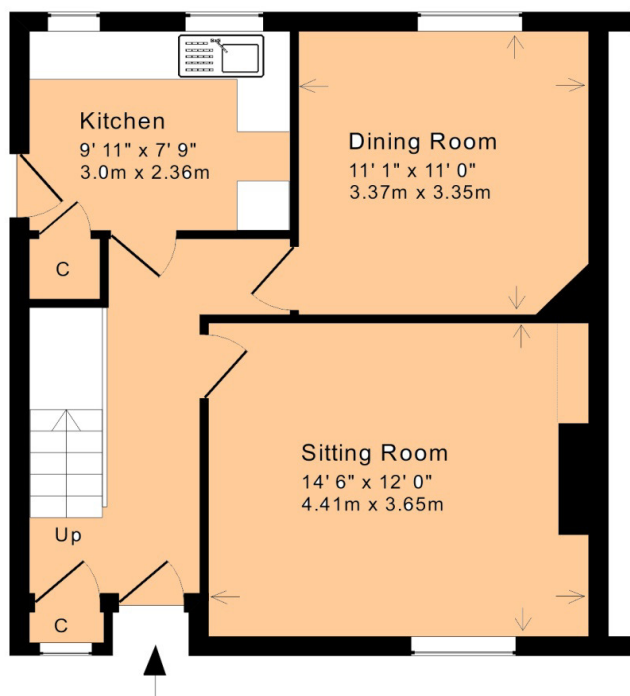
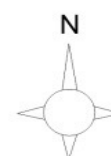
**Location** Englishcombe Lane is a popular family location within reach of excellent local amenities including Moorland Road shopping parade and the nearby Tesco metro store. Bus stops are situated nearby providing excellent access to Bath and Bristol. A number of local schools including Moorlands, Oldfield Park, Hayesfield and Beechen Cliff are most accessible.

### How to get there

Take the A367 Wells Road up to Bear Flat (from the Churchill Bridge roundabout) and take the right-hand fork to Bloomfield Road and third right to Englishcombe Lane. The house can be found on the right-hand side, just after the turning onto Oak Avenue.



First Floor



Ground Floor

Approx. Gross Internal Floor Area: 1,005 Sq. Ft. / 93 Sq. M  
Includes Conservatories and attached Garages

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