

# whiteley helyar



*1357 ft<sup>2</sup>*



*3 bedrooms*



*2 bathrooms*



*on street*

Guide Price                      £525,000

22 Northend, Batheaston, Bath, BA1 7EN



## 22 Northend, Batheaston, Bath, BA1 7EN

### DESCRIPTION

A very well presented Late 19th Century Listed townhouse of considerable character and charm, most conveniently situated in the thriving village of Northend on the Eastern outskirts of Bath.

### ACCOMMODATION

3 double bedrooms  
through sitting room  
cloakroom  
gas fired heating

bathroom and en-suite shower room  
kitchen/breakfast room  
storage area

### EXTERNALLY

Small front garden and enclosed 'easy maintenance' rear garden (approximately 50' x 14') with a large sun terrace and timber shed/summer house. Rear pedestrian access.

### LOCATION

The house occupies a lovely position in this very popular area of the city. It is close to beautiful open countryside yet just a short walk from the various shops and amenities in Batheaston and Northend (including an excellent primary school, doctors surgery, dentist, chemist, veterinary practice, 2 churches, farm shop, general convenience store, takeaway and pub). There is a frequent bus service into the centre of Bath - just over 2 miles distant - whilst easy access to the M4 is available without having to cross Bath.

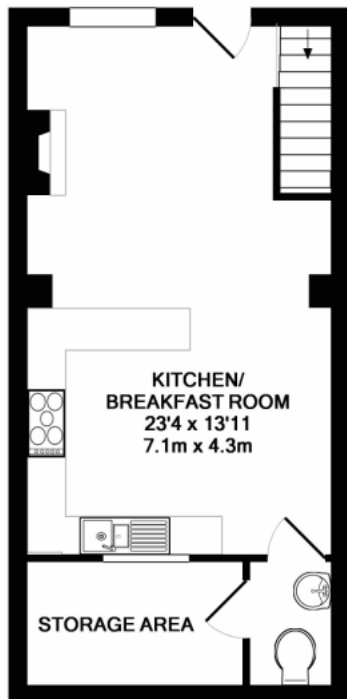
### DIRECTIONS

Enter Northend from London Road at Batheaston and continue up the hill, passing the Catholic Church on your right. No 22 will be found on your right hand side (just after Wayfield Gardens on your left).

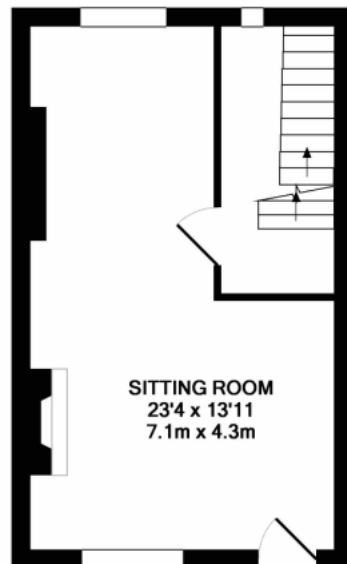




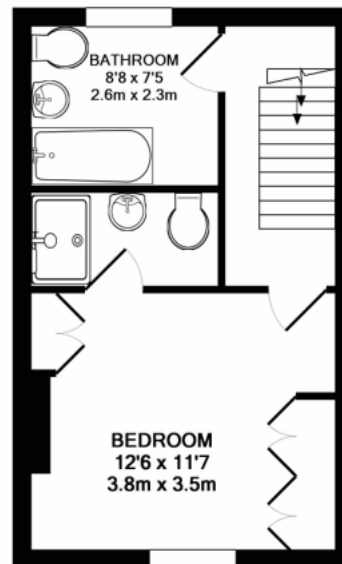




GROUND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.4 SQ.M.)



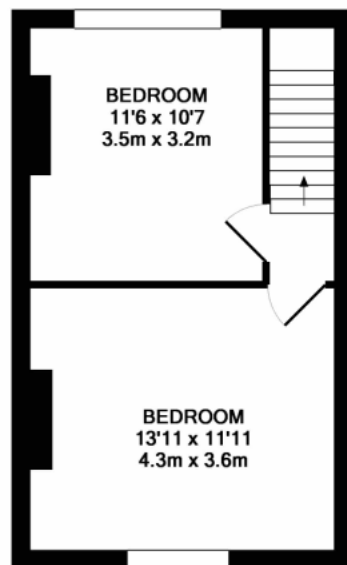
1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1357 SQ.FT. (126.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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3RD FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.2 SQ.M.)



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