whiteley helyar

1357 ft²

3 bedrooms

2 bathrooms

on street

Guide Price £525,000

22 Northend, Batheaston, Bath, BA1 7EN

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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.

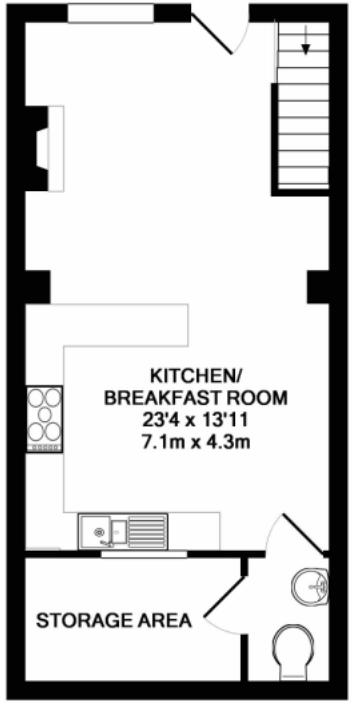
LOCATION

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.

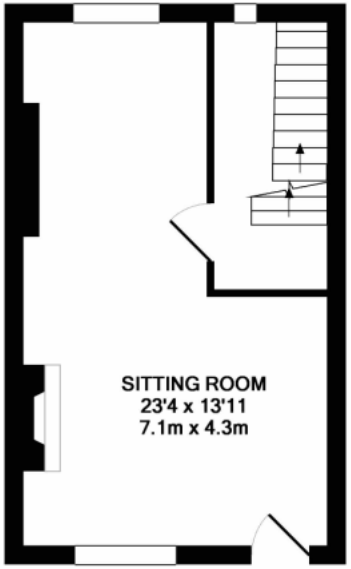
DIRECTIONS

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).

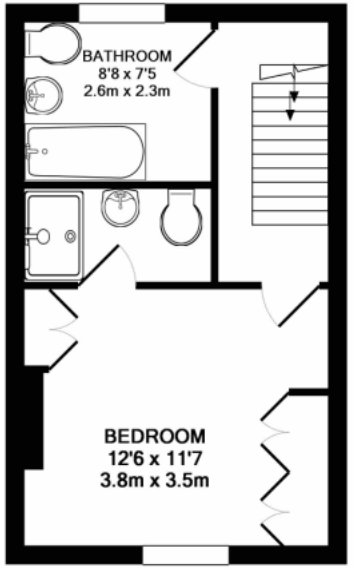
6 Princes Buildings, Bath, BA1 2ED www.whiteleyhelyar.net sales@whiteleyhelyar.net 01225 447544



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

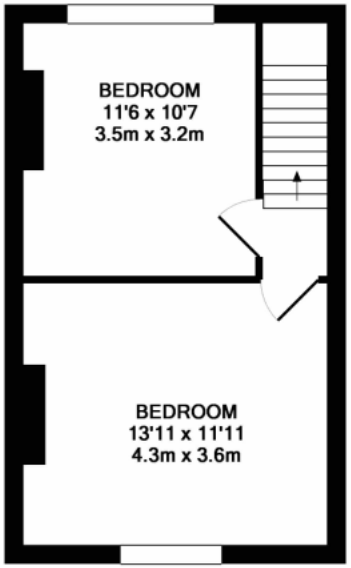


1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)



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

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



3RD FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

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