

58 Sheridan Road, BA2 1QZ.



## At a glance:

- Off street parking
- Needs updating
- South facing garden
- Ideal for a First-time purchase
- Shower room updated

A 1960s terraced house in need of UPDATING with OFF STREET parking and could be a GREAT opportunity for a first-time buyer who is looking to get on the property ladder or an investment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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

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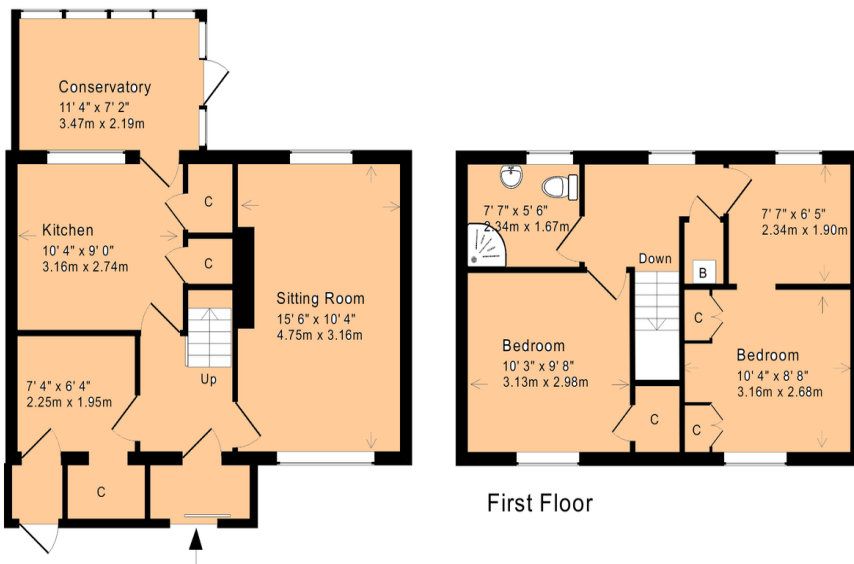
## Full Description:

**DESCRIPTION** From the start you will notice this particular home has the added bonus, with off street parking in the front garden and is a solid and sensible late 1960s terraced two bedroom home. With a kitchen, possible utility area and conservatory added to the original layout there is masses of potential. The property is tucked away off Rush Hill and close to the bus routes. South facing gardens requiring tidying, double glazing, GCH, shower room and kitchen that needs replacing. Liveable but upgrading required to reach top potential. Offered with no onward chain.

### LOCATION

Sheridan Road is situated in a large residential area on the west side of the City of Bath. Being a post-war development there are a range of amenities at hand. These include a selection of local shops on the Twerton High Street and a local Primary School. A nearby convenience store can be found on Poolemead Road.

Being on the fringe of the city, country walks are at hand in the nearby villages of Englishcombe and Newton St Loë.



### Ground Floor

Approx. Gross Internal Floor Area: 910 Sq. Ft. / 85 Sq. M  
Includes Conservatories and attached Garages

For indicative purposes only.

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