



**111 Langdon Road, Southdown, Bath, BA2 1LT**

**£290,000**

A corner plot 746sqft detached two bedroom house tucked away at the bottom of a cul de sac and enjoying glorious views to the front down into the city. With a garage, driveway and gardens to three sides, this is a rare package in a quiet and sheltered spot. Sitting room with dining area off, kitchen and rear conservatory. Upstairs houses two bedrooms and a three piece bathroom. Double glazing and GCH in situ. Single attached garage with drive to front for one vehicle. Sole Agents

- 746sqft
- Corner plot detached
- Garage & driveway
- Rear & side gardens
- Superb views to front



## Property Description

**ENTRANCE HALL** Double glazed front door, radiator, stairs to first floor.

**SITTING ROOM** Three double glazed front windows, two radiators, fireplace with fitted electric fire, understairs storage cupboard, opening to dining area.

**DINING AREA** Double glazed patio doors to conservatory, radiator.

**KITCHEN** Double glazed rear window, base and wall units with inset sink/drain, plumbing for washing machine and dishwasher, fitted electric hob with hood over, fitted oven, wall mounted Worcester gas combination boiler, part tiled walls.

**CONSERVATORY** Double glazed French doors to rear garden, double glazed rear and side windows, radiator.

**LANDING** Loft access, linen cupboard.

**BEDROOM 1** Double glazed front window, radiator, large overstairs double wardrobe.

**BEDROOM 2** Double glazed rear window, radiator, built in wardrobe/cupboard.

**BATHROOM** Double glazed rear window, heated towel rail, pedestal basin, low level W.C, panelled bath with mixer/spray shower tap over, fully tiled walls, extractor fan.

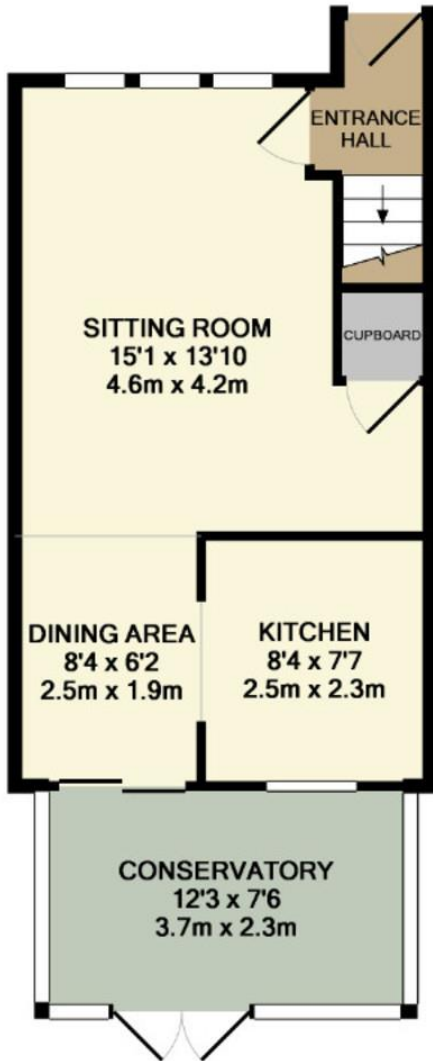
**FRONT GARDEN AND DRIVEWAY** Driveway for one car, hedges, flower beds and shrubs.

**GARAGE** Up and over door to front, light and power, double glazed door and window to rear. 16ft x 8ft1 internal measurements.

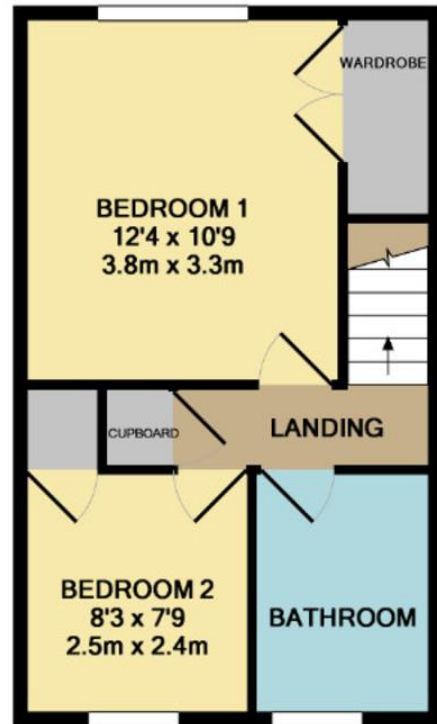
**REAR AND SIDE GARDENS** 55ft x 20ft max - patio, decking and greenhouse behind garage. Gravelled terrace with beds and borders to side of house overlooking Parry Close. Fences to side and rear. Gated front access.







GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)



**TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements