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147 Newbridge Road, Bath, Bath, BA1 3HG

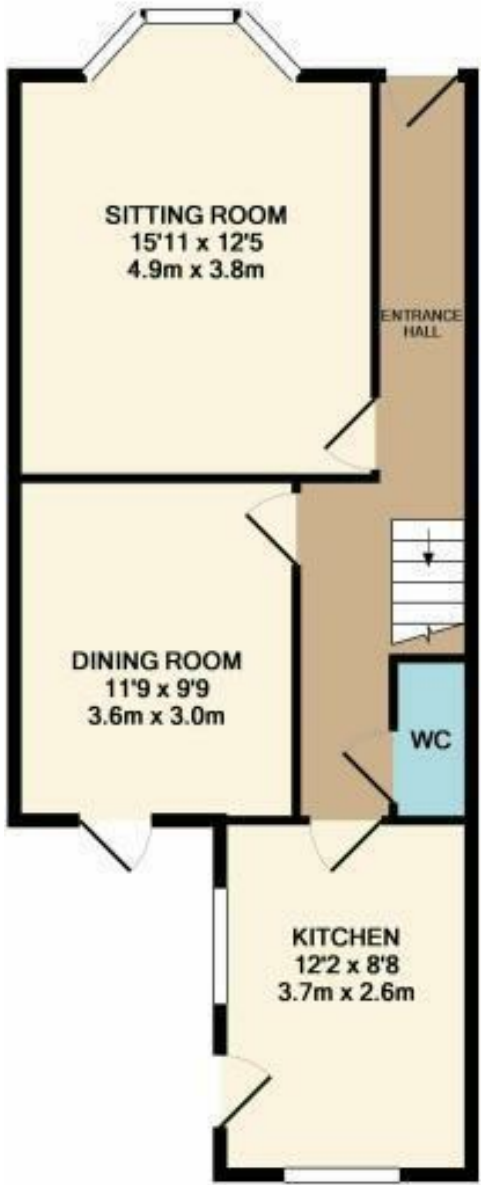


Offers in excess of £389,950

- Sitting Room ▪ Dining room/Bed 5 ▪ Kitchen ▪ Downstairs Cloakroom ▪ 4 Bedrooms ▪ Shower Room ▪ Garden to the rear ▪ Convenient position close to local amenities and transport links ▪ Available with no upward sales chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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147 Newbridge Road, Bath, Bath, BA1 3HG

A substantial bay fronted Victorian Terraced house in Newbridge on the Western edge of the City. Previously used for investment purposes and would be equally suitable as a family home.

GROUND FLOOR

HALLWAY:

uPVC double glazed door. Radiator

SITTING ROOM: 4.3 x 3.8 (14'1" x 12'5")

uPVC double glazed bay window to front aspect. Radiator.

KITCHEN: 3.7m x 2.7m (12'1" x 8'10")

Two uPVC double glazed window to rear and side aspects and uPVC double glazed door to rear garden. The kitchen is furnished with a range of wall and floor units with rolled edged work surfaces. Built in oven and gas hob with extractor above. Stainless steel single drainer sink unit with mixer tap, space for washing machine and further appliance space. Gas fired boiler.

CLOAKROOM:

Wash hand basin, wc and extractor fan.

BEDROOM/ADDITIONAL RECEPTION ROOM:

3.6m x 3m (11'9" x 9'10")

uPVC door to rear, radiator, fireplace.

FIRST FLOOR

LANDING

BEDROOM: 3.6m x 2.9m (11'9" x 9'6")

uPVC double glazed window to rear aspect. Built in wardrobe. Radiator.

BEDROOM: 2.7m x 2.6m (8'10" x 8'6")

uPVC double glazed window to rear aspect. Radiator.

BEDROOM: 4.2m x 2.4m (13'9" x 7'10")

uPVC double glazed window to front aspect. Radiator, cupboard.

BEDROOM: 3.2m x 2.4m (10'5" x 7'10")

Two uPVC double glazed windows to front aspect, radiator.

SHOWER ROOM: 1.70m x 1.4m (5'6" x 4'7")

OUTSIDE

To the FRONT of the property is a walled boundary to Newbridge Road.

REAR GARDEN

Immediately to the rear of the property is a paved patio and apple tree. Beyond are gravelled beds for ease of maintenance. The garden is enclosed by timber fencing.

