





## At a glance:

- Two bedrooms
- Separate garage
- Ideal first time buyer
- Great local transport in and out the city
- Quiet cul-de-sac
- 2.6 Miles from Bath Spa train station



A perfect first time buy or investment purchase with local shops close by and excellent transport in and out the city. Including off street parking and a separate garage too.

Energy Efficiency Rating C.



## Full Description:

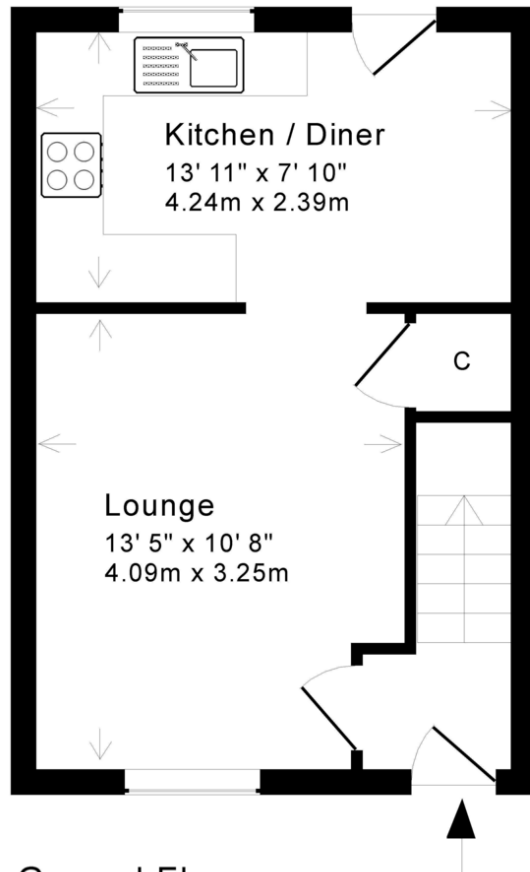
Situated towards the end of the cul-de-sac, the mid terrace home forms one of a small row of terraced houses set back from the residents only parking bays.

A level lawned garden approach leads to the entrance and once inside the ground floor comprises of a front sitting room leading to a full width kitchen towards the rear of the property with a dining area too.

The first floor bedroom configuration includes a full width main bedroom to the front. The second bedroom is a smaller bedroom with a built-in wardrobe and the bathroom with shower above the bath completes the first floor.

The enclosed south facing rear garden offers a low maintenance outdoor space that is part patio, part lawned with a range of small trees and shrubs.

Off road parking includes a garage in a bank with residents only parking bays to the front of the terrace.

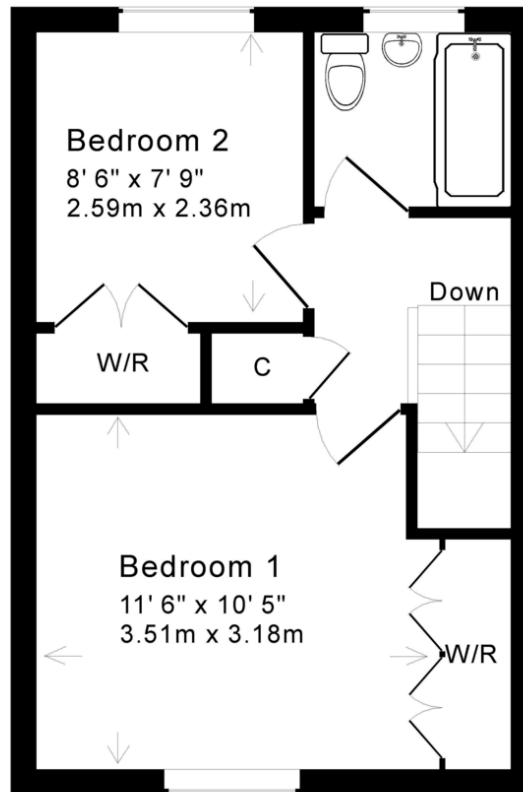


**Ground Floor**

Approx. Gross Internal Floor Area: 605 Sq. Ft. / 56 Sq. M  
Includes Conservatories and attached Garages

**For indicative purposes only.**

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**First Floor**

Abingdon Gardens is a cul-de-sac of two and three bedroom properties on the southern side of Bath. The edge of city location offers access to both the countryside and the city centre. A bus stop 0.1 miles away on Wellsway offers services into the centre of Bath, Weston and the R.U. Hospital, including the half hourly hospital service.

Local schools include St Gregory's secondary and St Phillips primary. Sainsburys supermarket on Frome Road is within half a mile and the local doctors surgery on Sulis Manor Road is within 0.6 miles.

**Specification:**

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

**Disclaimer:**

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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