



Lansdown Crescent, Timsbury, Bath, BA2 0JX

£325,000

- Three Bed Semi Detached
- Utility & WC Area
- Potential to Extend (STPP)
- Sought After Location
- Council Tax Band - B
- Impressive Large Rear Garden
- Driveway Parking & Garage
- Close Commuting Distance To Bath
- Tenure - Freehold
- Energy Rating - D

Barons are delighted to bring to the market this charming semi-detached home, ideally situated on Lansdown Crescent. Offering a wonderful balance of comfort and practicality, this well-presented property is perfect for families or those seeking additional living space.

The accommodation comprises a welcoming lounge, a well-appointed kitchen, and a separate dining room, currently utilised as an additional reception room, providing flexibility to suit a variety of needs. Further ground floor benefits include a utility room and a convenient WC.

Upstairs, the property offers three well-proportioned bedrooms, including two spacious doubles and a single bedroom, along with a modern shower room.

Externally, the home boasts a generously sized rear garden, ideal for outdoor entertaining, gardening enthusiasts, or simply enjoying the peaceful surroundings. The property also benefits from driveway parking, providing off-road convenience and garage.

Located in the sought-after village of Timsbury, the property enjoys a tranquil setting while remaining within easy reach of Bath, offering a wide range of shops, restaurants, and amenities.

This delightful home presents an excellent opportunity for buyers seeking a blend of village charm and accessibility to city living.

Kitchen 14'6" x 7'11" (4.44 x 2.43)

Lounge 17'5" x 10'5" (5.31 x 3.19)

Dining Room 11'2" x 8'11" (3.42 x 2.74)

Utility 6'11" x 6'1" (2.13 x 1.87)

WC

Bedroom One 13'4" x 11'6" (4.08 x 3.51)

Bedroom Two 11'9" x 11'6" (3.60 x 3.51)

Bedroom Three 8'8" x 8'4" (2.65 x 2.55)

Shower Room





