



# ASPIRE TO MOVE



## Cedric Road, Bath, BA1

Video and physical viewings available. Three bedroom semi-detached house on the popular Cedric Road. Driveway parking, garage and garden. Available May 20th 2025, onwards.

Cedric Road is located 0.1 mile away from the Royal United Hospital. The road is permit parking so remains quiet throughout the day. Cedric Road is located 0.4 miles from Chelsea Road which has local shops.

**£1,950 PCM**

# Cedric Road, Bath, BA1

- Video viewing available
- Large garden
- Available May 2025
- Council tax band - E - £2,706.67
- Three bedrooms
- Quiet street
- Unfurnished
- Driveway and garage
- Weston
- Holding deposit - £450.00

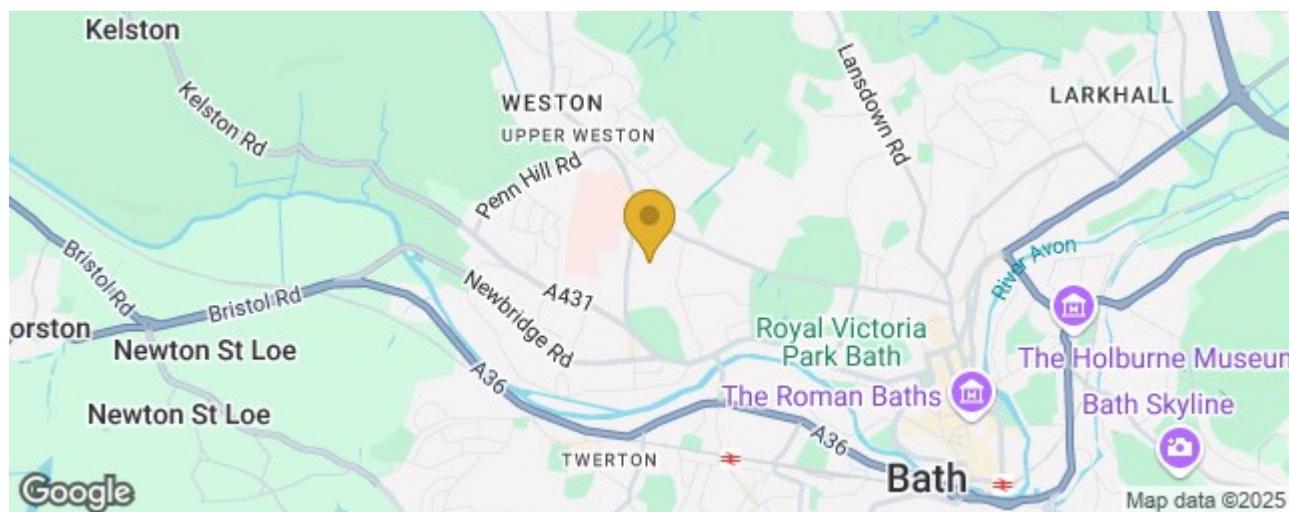
Video and physical viewings available. Three bedroom semi-detached house on the popular Cedric Road. Driveway parking, garage and garden. Available 20th May 2025.

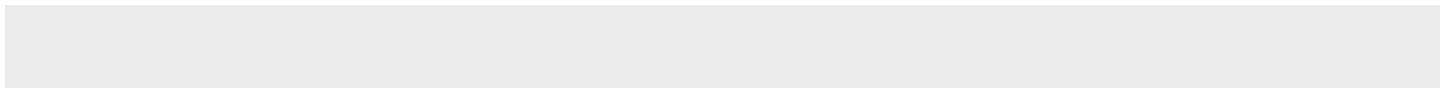
Cedric Road is located 0.1 mile away from the Royal United Hospital. The road is permit parking so remains quiet throughout the day. Cedric Road is located 0.4 miles from Chelsea Road which has local shops.

On entering the property there is an entrance hallway which leads to the rest of the house. The living room and dining room are open plan, to the rear there are patio doors leading onto decking. The kitchen has a range of base units with a breakfast bar area with two stools. There is a cooker, hob, fridge/freezer, washing machine and slimline dishwasher included. There is also a downstairs cloakroom.

Upstairs there are two double bedrooms, a decent size single room and family bathroom. The master bedroom has a built in wardrobe and enjoys views overlooking the garden. The second bedroom is to the front and third bedroom to the rear. The bathroom has separate shower cubicle and bath, his and hers sinks and WC.

The property has extensive gardens to the rear and would be ideal for anyone enjoying gardening. There is driveway parking for three cars and a garage. The property would be best suited to a professional family as it has great access to the Royal United Hospital, local schools such as Newbridge primary school and Oldfield secondary school.

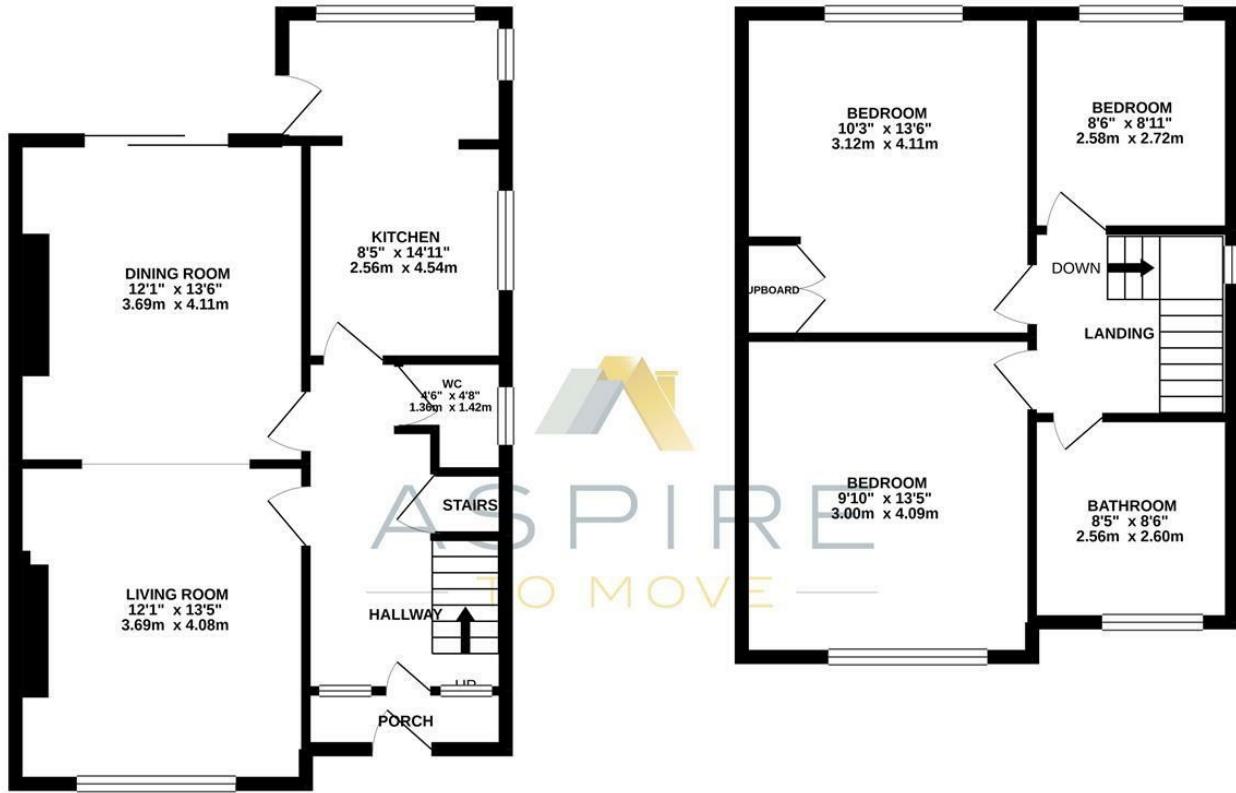




# Floor Plan

GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



CEDRIC ROAD, BATH, BA1

TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	