



# ASPIRE

— TO MOVE —



## Lymore Avenue, Bath, BA2

The property is very well located for a selection of very good schools. There are various new gyms nearby as well as the Linear Park Cycle Path. The Oldfield Park Train Station is extremely accessible as are the shops and cafés of Moorland Road. The property offers extremely good access to the City Centre, the Universities and Bristol beyond. Available now, offered part furnished.

This delightful home in Bath combines modern living with comfort and convenience, making it an excellent choice for families or professionals alike. Don't miss the opportunity to make this charming property your own.

**£1,750 PCM**

# Lymore Avenue, Bath, BA2

- Terraced three bedroom house
- Oldfield Park
- Council Tax Band - C - £1,872.94
- Part furnished
- Garage and allocated parking space
- Holding deposit - £403.00
- Well appointed kitchen
- South facing garden
- Available now

Nestled in the sought-after area of Oldfield Park, Lymore Avenue presents a beautifully renovated three-bedroom, part furnished terraced house. As you step through the front door, you are welcomed by a charming hallway that leads into a spacious dining come living room. This inviting space features two large windows and a working wood-burning stove. The open-plan design seamlessly connects the dining area to a comfortable seating space, complemented by a convenient cloakroom tucked under the stairs. These areas include a sofa, dining room table and chair and

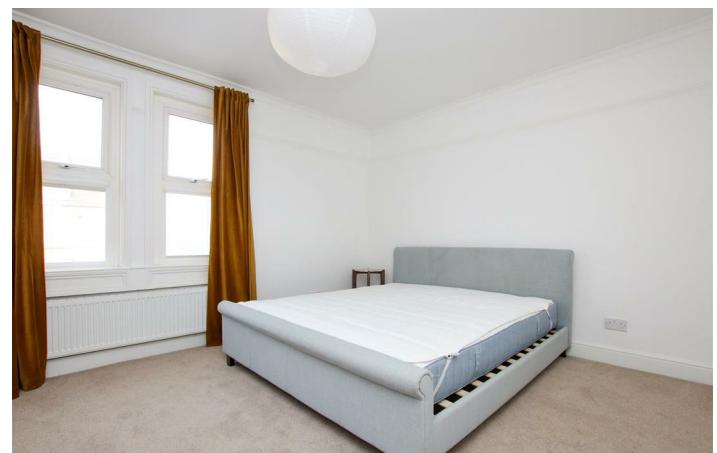
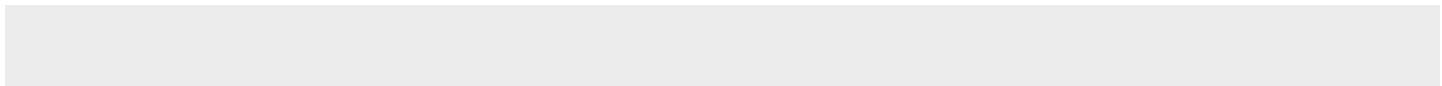
The kitchen is equipped with modern appliances, including a fitted double oven, hob, fridge freezer, dishwasher, washing machine, dryer, and even a wine fridge.

Venturing upstairs, you will find three well-proportioned bedrooms, the master bedroom has a king size bed and mattress and Sharps fitted wardrobes. The second bedroom is fully furnished with a double bed, side tables and chest of drawers. The third bedroom make the perfect office, nursery or wardrobe.

Outside, the property features a southerly-facing garden. Additionally, a detached garage, measuring 23 x 13'9, comes with an electric door, power and lighting and a convenient access door from the garden. There is also a parking space in front of the garage.

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# Floor Plan



## THREE BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 887 sq.ft. (82.4 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	59	
(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	