



WentWorth  
Estate Agents



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## 44 Croft Road, Bath, BA1 6JJ

- Detached Family Home
- Two Reception Rooms
- Kitchen
- Ground Floor Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway Parking & Garaging
- Front & Rear Gardens
- No Onward Chain
- EPC Rating - E

Price guide £750,000

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### **Location**

Croft Road is situated on the edge of Larkhall village to the east of Bath city centre. Just a short walk away, the village offers a wide selection of shops and many other amenities including a small supermarket, chemist, delicatessen, hardware store, coffee shops, post office, pub, theatre and church with a larger supermarket within easy walking distance. The popular Alice Park is close by and the City of Bath itself offers a further array of parks, public areas, cultural and leisure amenities. Several well regarded state and private schools are easily accessible. Bath has excellent communications to the City of Bristol and is approximately 10 miles from Junction 18 of the M4. There are high speed train services from Bath Spa station to London Paddington, (approximately 90 minutes).

### **Internal Description**

Upon entering this well-presented, detached family home you are greeted with a spacious and bright hallway, with stairs leading to the first floor. The living room, to the front, has a lovely bay window and is filled with natural light. The open plan kitchen/dining area has plenty of space to spend family time or entertain, and offers a bright outlook to the rear. There is also a cloakroom to be found on the ground floor. To the first floor you will find two double bedrooms and a single bedroom, which could be utilized as a home office, and a family bathroom.

### **External Description**

Occupying a generous plot, this superb detached property has driveway parking for several cars and a garage. The gardens to the front offer plenty of space for the keen gardener and benefits from side access to the rear. The enclosed garden to the rear is laid to patio and has an access at the end of the garden to an additional piece of land.

### **Agents Note**

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### **Additional Information**

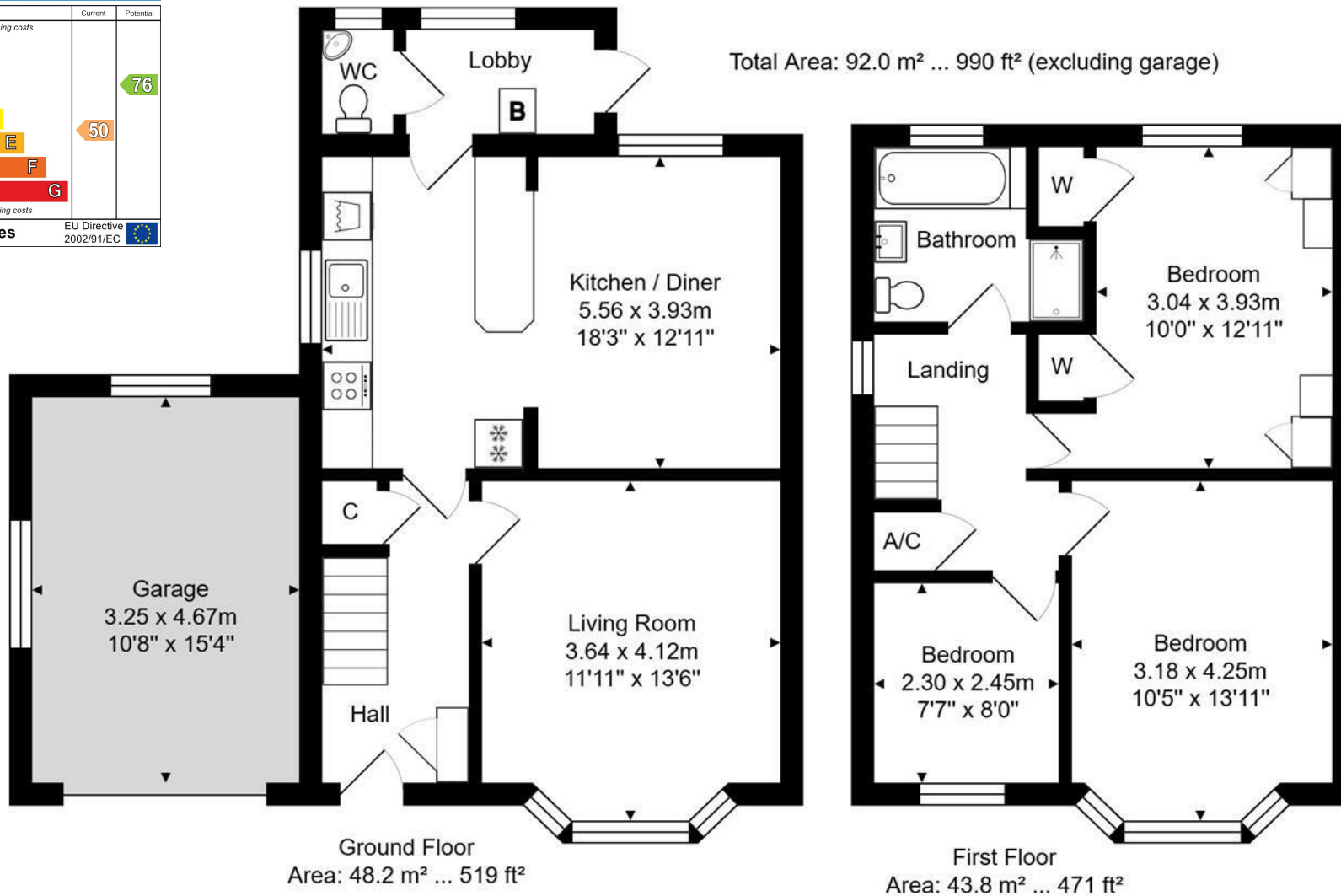
Tenure - Freehold

Council Tax Band - E

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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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			
		50	76
England & Wales		EU Directive 2002/91/EC	



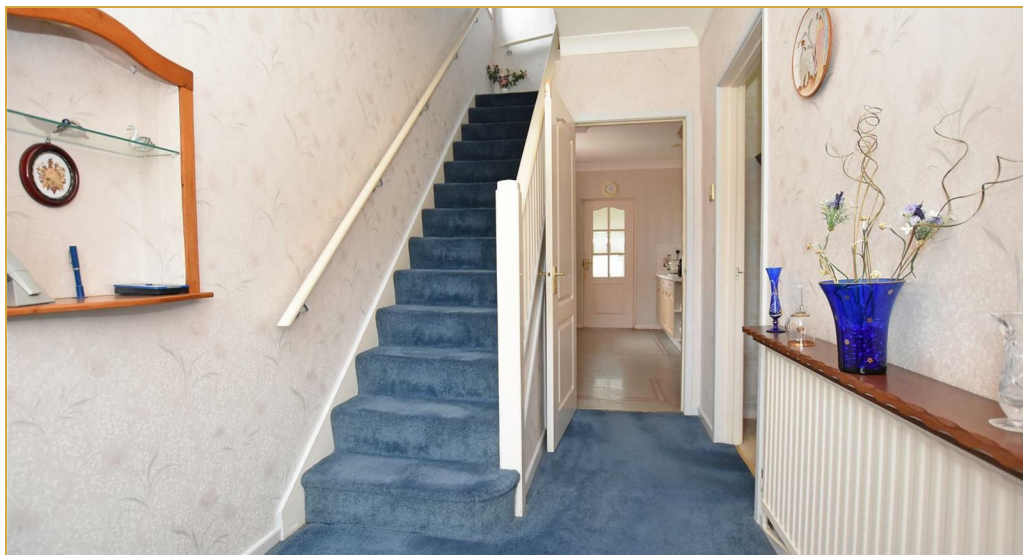
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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