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Estate Agents



32 Gainsborough Gardens, Bath, BA1 4AJ

■ Well presented three bedroom semi-detached family house ■ Spacious and flexible living accommodation ■ Garage and driveway parking ■ Mature front and rear gardens ■ Highly desirable cul-de-sac location, opposite woodland ■ Close to local schools and amenities

Price guide £565,000

Location
Gainsborough Gardens is located on the West side of the World Heritage City of Bath on a tucked away, peaceful no through road. The property is accessible to local shops and amenities in both Chelsea Road and Weston High Street. Shops close at hand include: bakery, post office, food stores and delicatessen to name a few. There are other local amenities, all within easy walking distance which include The Royal United Hospital, Lansdown Cricket Club and Victoria Park.

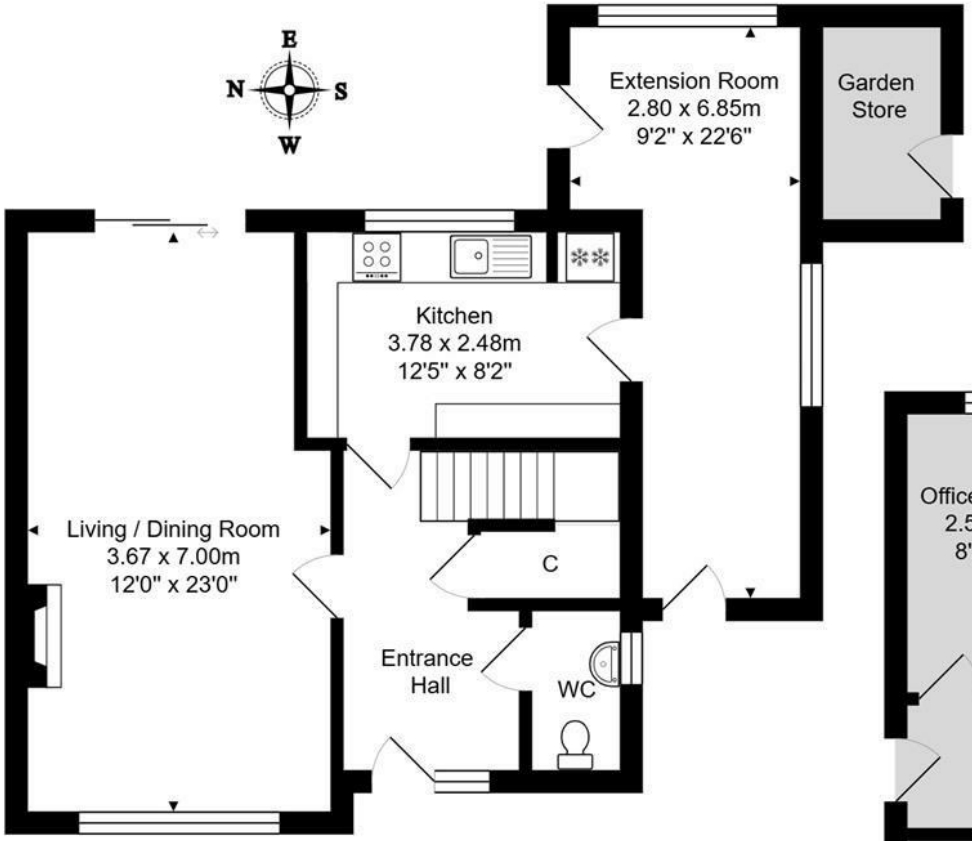
Internal Description
Upon entering the property you are greeted with a spacious entrance hallway with stairs leading to the first floor and a large understair cupboard. The warm and welcoming living room and dining area are both generous and bright, with plenty of natural light by way of the patio doors to the rear and window to the front. A feature fireplace is the focal point of this superb room and has a gas fire installed. The kitchen is situated at the rear of the property and has scope to update and reconfigure. Leading from the kitchen is a spacious side extension which benefits from a secondary front door and a back door with access to the rear garden. This room is currently utilised, in part as a utility room and offers huge potential to re-purpose. Also on the ground floor you will find a guest cloakroom. To the first floor there are three well-proportioned double bedrooms, bedroom one benefits from built-in wardrobes and bedroom two has a large storage cupboard. The family bathroom has recently been updated and enjoys a bath, separate shower cubicle, wash hand basin, w/c and heated towel rail.

External Description
Externally, to the front there is a low stone wall with a lawned area, herbaceous beds and driveway which lead to the steps up to the property's front door. A garage, with power and light also has the added benefit of a rear office and storage area. A pathway leads around to the rear of the property, where you will find a tiered, level, South West facing garden with a sunny patio area, ideal for entertaining. Steps lead up to the lawn which is surrounded by flower beds. The garden is surrounded by fencing, making it a nice private space, and the addition of a generous storage shed allows for plenty of space for gardening and sporting equipment.

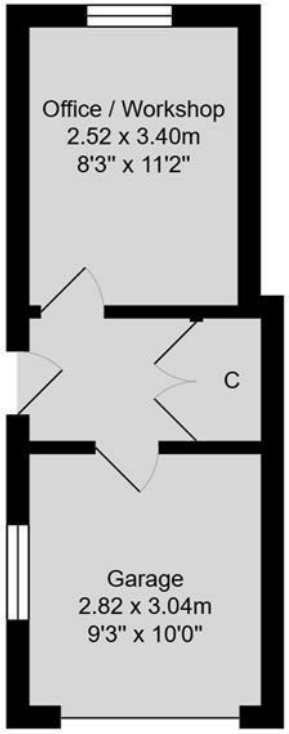
Additional Information
Tenure - Freehold
Council Tax Band - D
Local Authority _ BANES
EPC Rating - D

Agents Note
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.

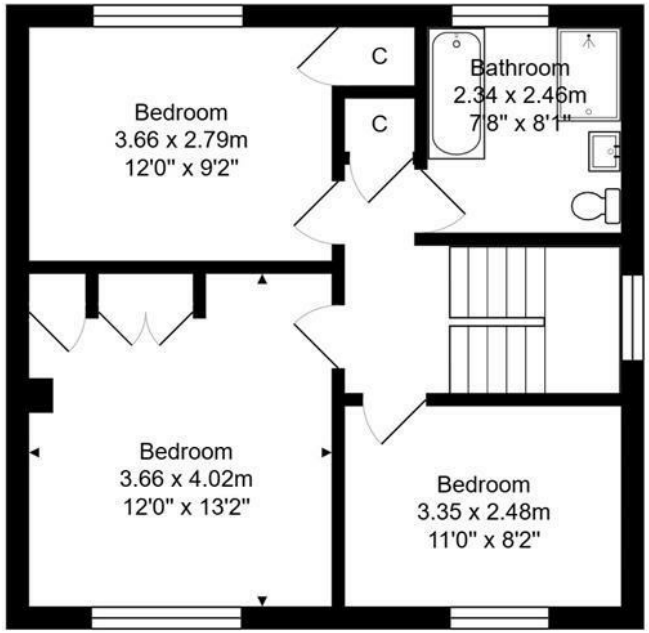
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk



Ground Floor
Area: 64.9 m² ... 698 ft²

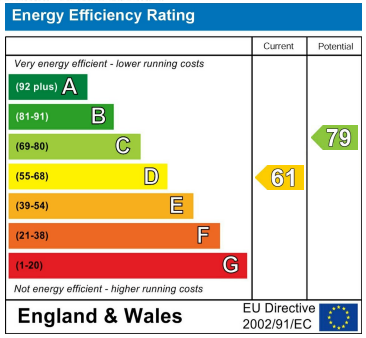


Garage / Office
Area: 22.0 m² ... 237 ft²



First Floor
Area: 50.1 m² ... 539 ft²

Total Area: 137.0 m² ... 1474 ft² (excluding garden store)



















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