

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

15 Queenwood Avenue, Fairfield Park, Bath BA1 6EU
 Approx. Gross Internal Area
 Main House - 1,166 sq ft - 108 sq m



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

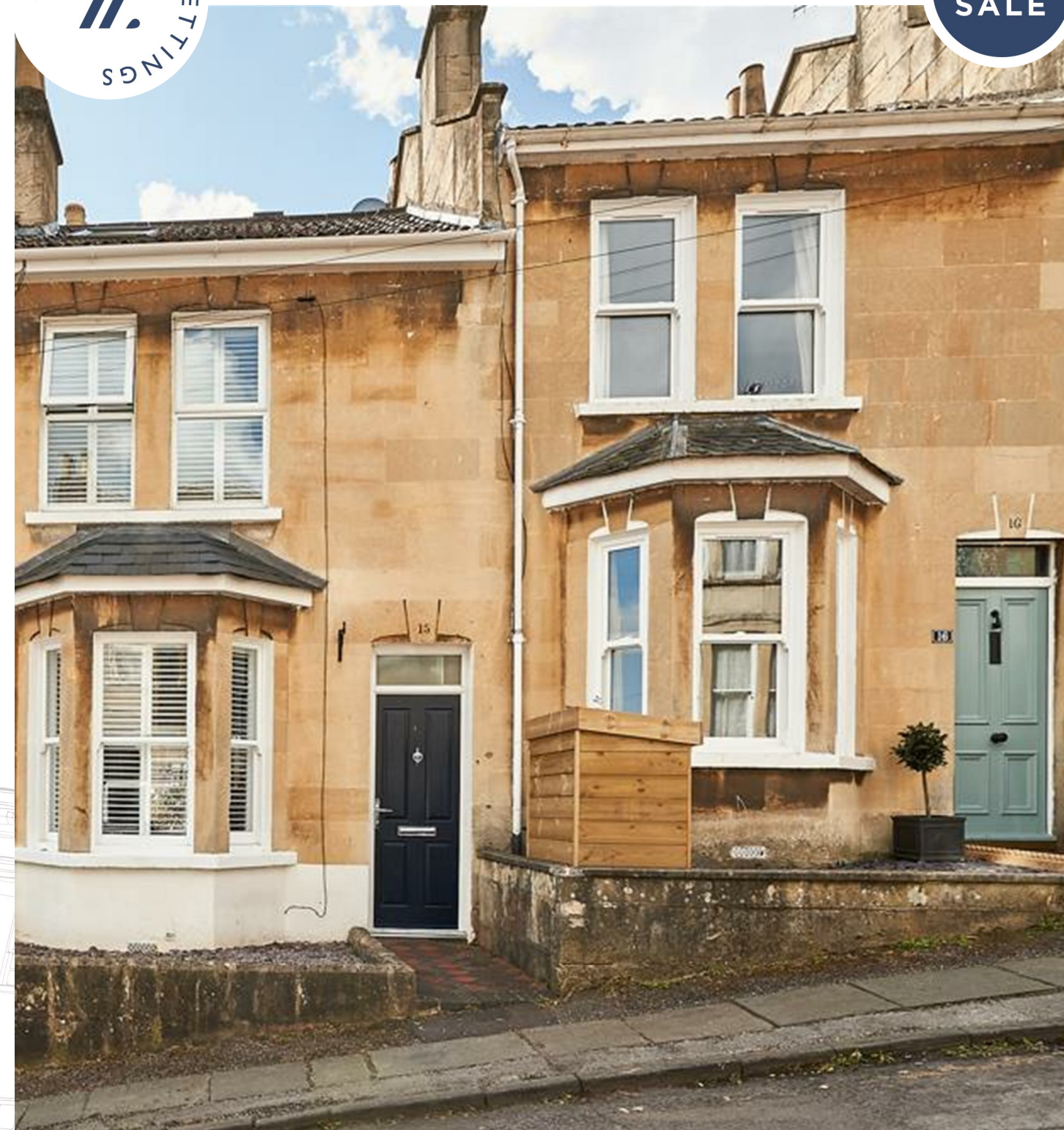
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**QUEENWOOD AVENUE, BATH
 BA1 6EU**

**GUIDE PRICE
 £440,000**

3 BEDROOM HOUSE

- Charming and elegant Victorian family home
- Three bedrooms, family bathroom with a bath and separate shower
- Close to Fairfield Park and Larkhall amenities
- Living room opening into dining room, kitchen/breakfast room
- South facing rear garden with far reaching views
- Beautifully presented accommodation with period features



DESCRIPTION

An elegant Victorian family home set in an elevated position with fabulous views. This exceptional period property has been sympathetically updated and has retained many period features such as exposed wooden floorboards, pretty fireplaces and coving. The property offers spacious and light accommodation comprising a living room, dining room, kitchen/breakfast room opening into the rear garden, three bedrooms and a luxury bathroom with separate shower. A delightful south facing garden with decked area and rear pedestrian access.

LOCATION

Fairfield Park is a popular area known for its varied community, stunning valley views

and family friendly pubs. The property enjoys good bus links to the centre of Bath and easy access to the M4 without having to cross the city.

The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Complementing this is the open countryside to the east with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes).

