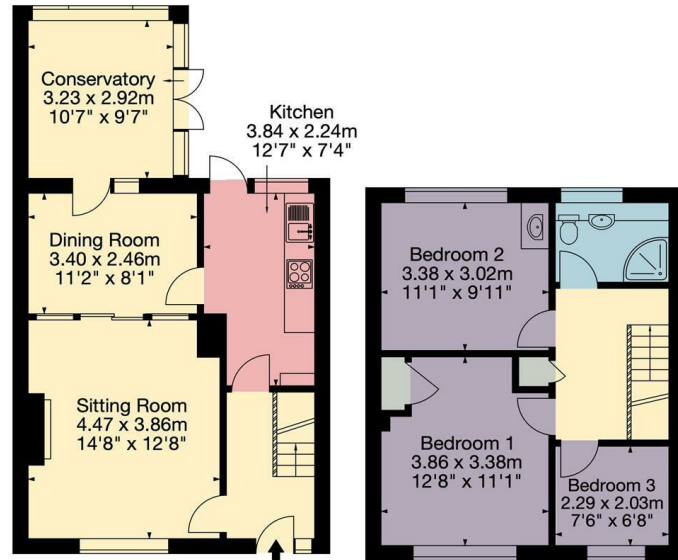


**2 Pickwick Road, Bath BA1 6TF**  
 Approx. Gross Internal Area  
 986 sq ft - 92 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Ground Floor

First Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**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.

**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

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**PICKWICK ROAD, BATH  
 BA1 6NN**

**GUIDE PRICE  
 £340,000**

**3 BEDROOM HOUSE**

- A charming terraced property close to Larkhall village
- Three bedrooms, family bathroom
- In need of some modernisation
- Two reception rooms, conservatory and a kitchen
- Off road parking to the front, rear garden
- Far reaching views over Bath



#### DESCRIPTION

A delightful mid terraced property set in an elevated position within a quiet no through road. This substantial family home is in need of some modernisation but offer spacious and light accommodation. To the ground floor there is a living room opening through to a dining room a conservatory and a kitchen. The upper floor boasts three good sized bedrooms with the principle bedroom enjoying far reaching views over Bath and a family bathroom. Externally there is off road parking for one vehicle to the front and to the rear there is a good sized mature terraced garden with pedestrian access.

#### LOCATION

Pickwck Road is within a short walk of Larkhall Village. Larkhall is a popular village known for its vibrant community, array of independent shops and excellent local schools. 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).

