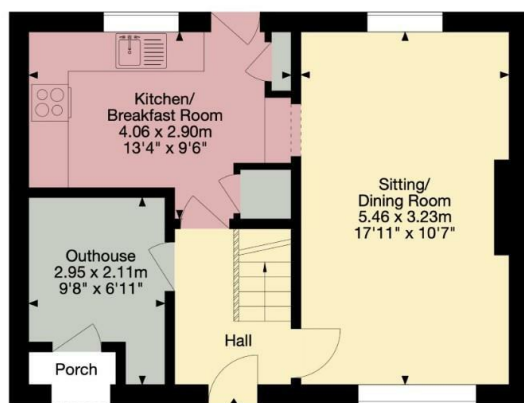


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

2 Eleanor Close, Bath BA2 1QL  
Approx. Gross Internal Area  
867 sq ft - 80 sq m



Ground Floor



First Floor

- KEY**
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

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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**ELEANOR CLOSE, BATH  
BA2 1QL**

**GUIDE PRICE  
£299,000**

**3 BEDROOM HOUSE - END TERRACE**

- A charming end of terrace property set within a good sized corner plot
- Three bedrooms, bathroom, separate wc, storage room
- Popular location, close to local amenities
- Living room with ample room for dining area, kitchen
- Pretty gardens to the front side and rear with a lovely outlook
- EPC rating C. Council tax band B. Freehold.



#### DESCRIPTION

A charming end of terrace property set in a popular location offering light and spacious accommodation. This property sits in a quiet location with a lovely outlook benefiting from a good sized corner plot. The accommodation comprises a living/dining room, kitchen, three bedrooms, family bathroom, separate wc, storage room. Externally there is a patio area to the front, ideal for alfresco dining which in turn winds around to the rear terraced garden.

#### LOCATION

Bath City Farm is very close by and there are various gyms in the area as well as the Linear Park Cycle Path and even a Costa Coffee a short drive away.

The property offers very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised. Please contact to arrange a viewing

