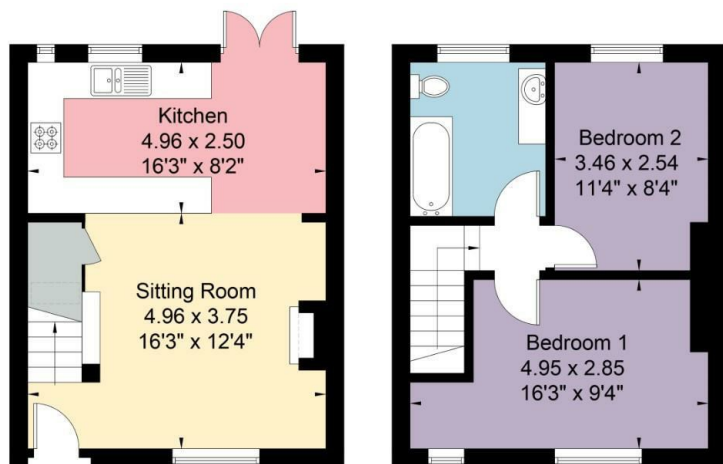


Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



room



Ground Floor

First Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Drone) Video Tours (Floor Plans) (Energy Performance Certificate) (Design) Print (www.rooms.com) © Rooms - Creative Property Marketing Ltd 2014

**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

T: 01225 48 10 10  
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR  
SALE



## OLD FOSSE ROAD, BATH BA2 2SR

2 BEDROOM HOUSE - TERRACED

**GUIDE PRICE  
£300,000**

- A modern 2 double bedroom property with far reaching views
- Family bathroom and ample storage
- Free on street parking and pretty front garden
- Light and spacious open plan living, dining, kitchen
- Well maintained fully enclosed rear garden
- Council tax band B, EPC rating C, Freehold



**Description**  
On the fringes of Bath City this attractive mid terrace property overlooking the beautiful Englishcombe countryside, offering a bright and airy open plan living, dining and fully equipped kitchen with floods of light through the double doors leading out into the beautifully landscaped rear garden with areas of lawn and decking for alfresco dining. Upstairs a generous sized master bedroom with far reaching country views, a spacious second double bedroom and modern bathroom. Free on street parking.

**Location**

Situated on the south side of Bath in an elevated position with fabulous views, near by you have local convenience stores, fish and chips shop, hairdressers, bakers, off license, pubs, a doctors surgery, the Odd Down Sports Ground and a number of Ofsted rated Good and Outstanding schools nearby. The property offers easy access to St Martins Hospital and only a couple of miles from the city centre, with easy access links to Bath Railway Station for travel to London Paddington and Bristol.

