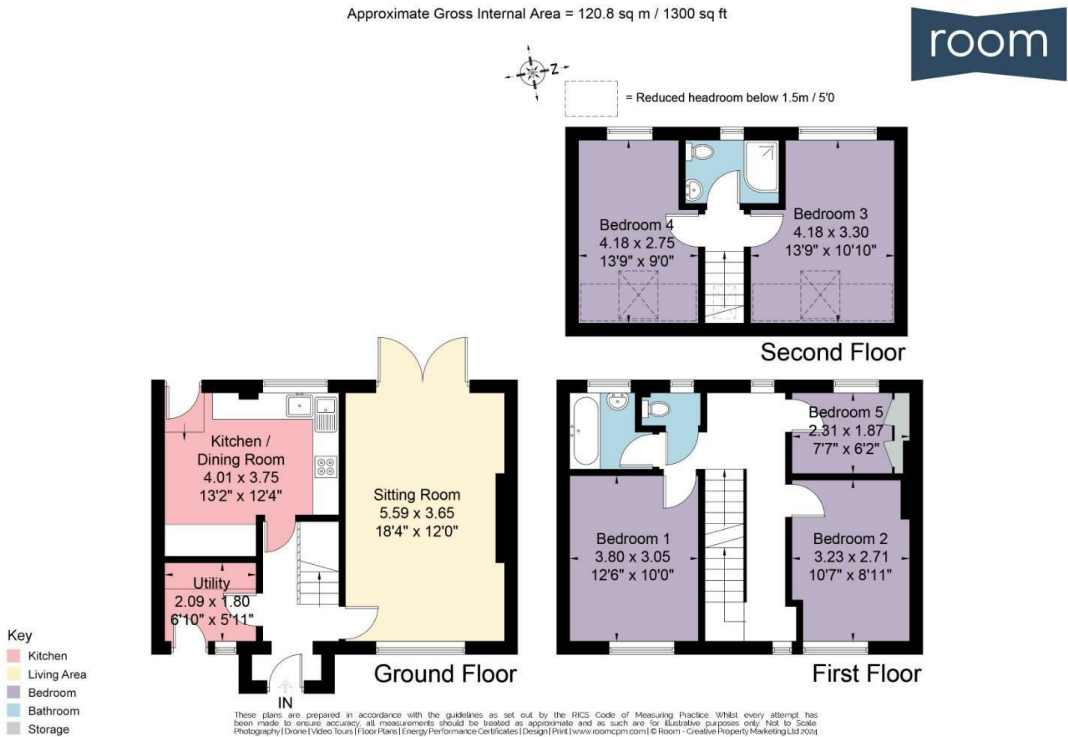


Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft



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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FOR
SALE



CATHERINE WAY, BATH BA1 7PA

GUIDE PRICE
£395,000

4 BEDROOM HOUSE - TERRACED

- Four bedroom mid terraced family property
- Two bedrooms, study and family bathroom on first floor
- Far reaching views and split level garden. Free on street parking
- Large living room, kitchen/diner and utility room
- Two further bedrooms and shower room on top floor
- Freehold, EPC rating C, Council tax band B



DESCRIPTION

A superb family home offering generous and versatile accommodation across three floors. The ground floor features a spacious living room and a bright, modern kitchen/dining room with a useful utility area. On the first floor are two well-proportioned bedrooms, a smaller bedroom or ideal study, and a family bathroom with a shower over the bath. The top floor provides two additional bedrooms, a shower room, and stunning far-reaching countryside views. Outside, the split-level rear garden enjoys a south-facing aspect, creating a perfect space for entertaining or relaxing in the sun. Free on-street parking is available to the front of the property.

LOCATION

Elmhurst Estate sits on the eastern edge of Batheaston, just 2.5 miles from Bath city centre. The area offers a peaceful village

setting with countryside views, excellent local amenities and easy access to Bath via regular bus routes or the A4/A46 for the M4. Batheaston Primary School, shops, café and pub are all nearby, while scenic walks to Solsbury Hill and the Kennet & Avon Canal add to the appeal. Ideal for families and commuters seeking a balance of village charm and city convenience.

