

Brook Road

Bath, BA2 3RR

COOPER
AND
TANNER



£350,000 Freehold

A charming, double fronted, three bedroom mid terrace property constructed of natural stone in a prime residential area of Bath, approximately a 30 minute walk from the City Centre. The property is in need of some updating and benefits from a courtyard garden to the rear. No onward chain.

Brook Road

Bath

BA2 3RR

 3  2  1 EPC E

£350,000 Freehold

LOCATION

Bath is a beautiful Georgian city offering a superb range of shops, excellent restaurants and the Bath University, with its wide range of sporting facilities is also within easy reach. Bath Spa Station provides high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided with the A46 to Junction 18 Tormarton (8 miles approx). Bath is in the valley of the River Avon, 97 miles (156 km) west of London and 11 miles (18 km) southeast of Bristol.

COUNCIL TAX BAND

C

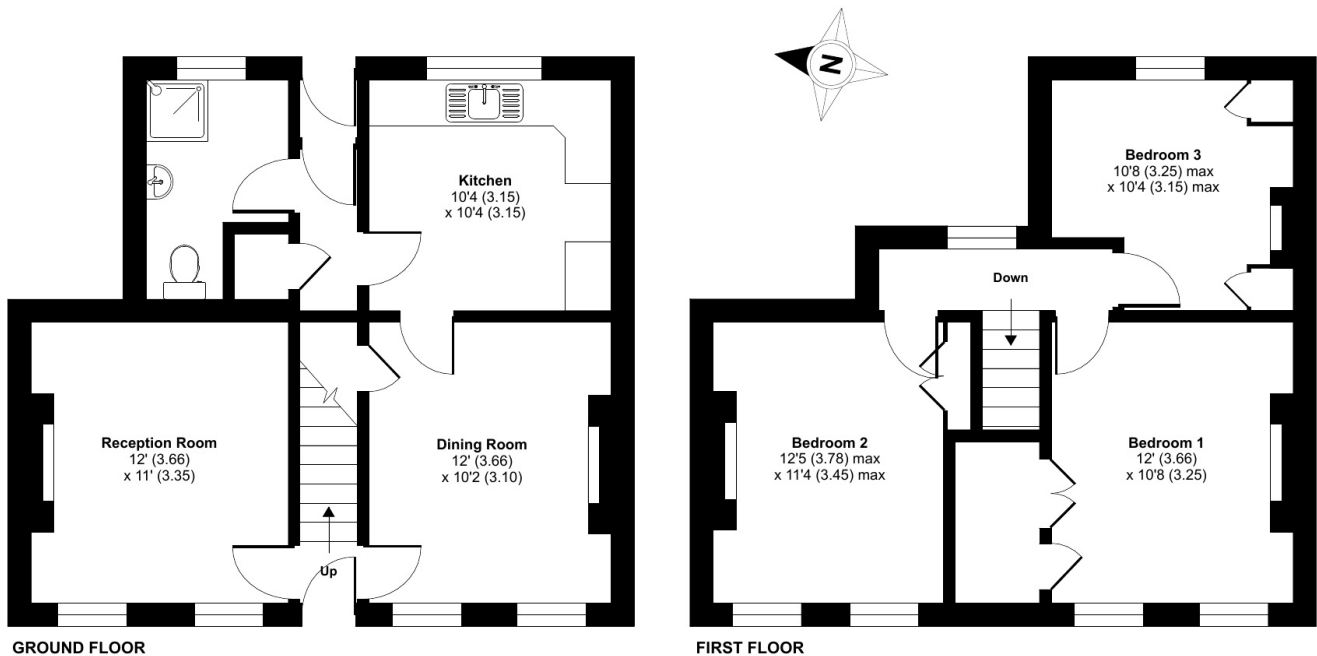




Brook Road, Bath, BA2

Approximate Area = 957 sq ft / 88.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1062332

MIDSOMER NORTON OFFICE
Telephone 01761 411010
14, High Street, Midsomer Norton, Somerset BA3 2HP
midsomernorton@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

