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Residential Sales

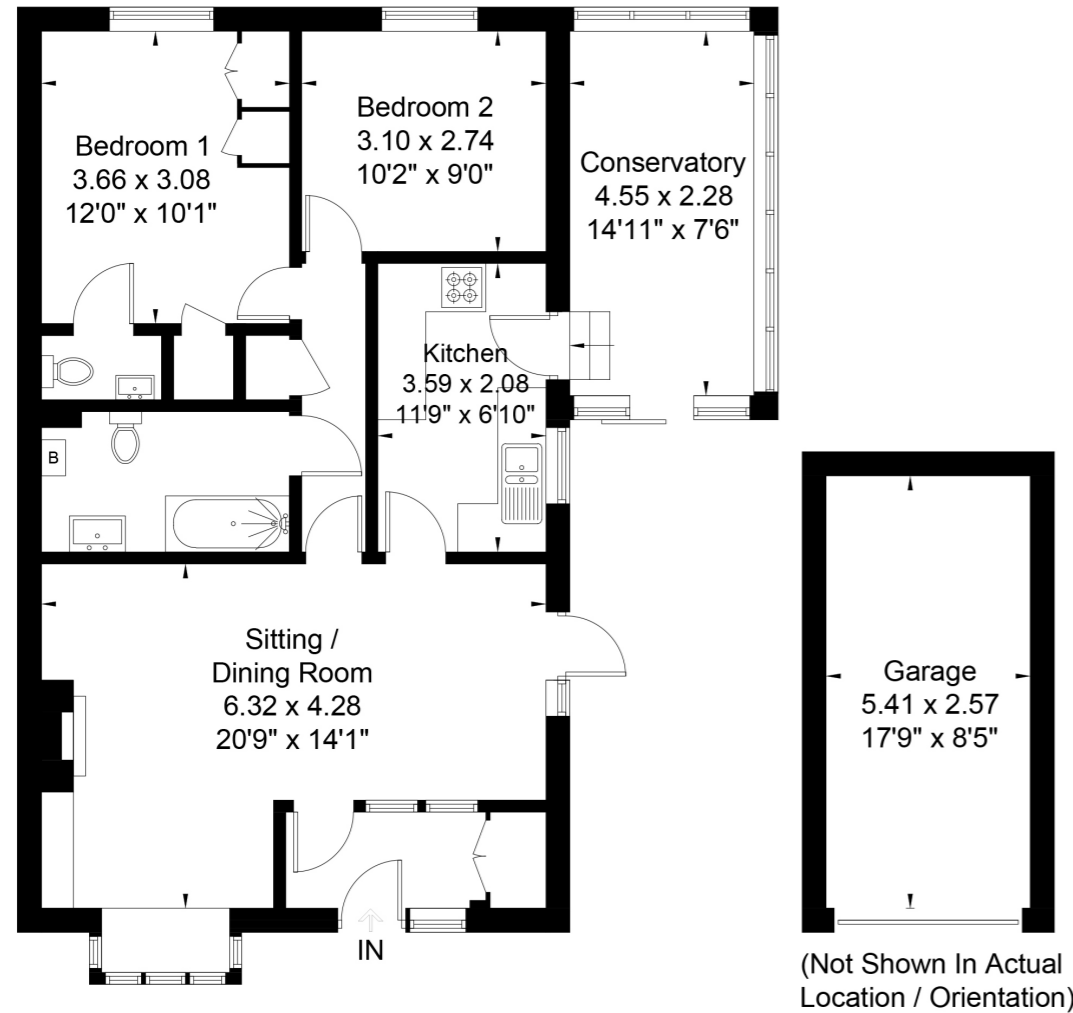


Lansdown, Bath



**7 Northfields, Bath BA1 5TN**

Approximate Gross Internal Area = 82.1 sq m / 883 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 95.9 sq m / 1031 sq ft



**7 Northfields  
Bath  
BA1 5TN**

A rare opportunity to acquire a 2 bedroom bungalow with plenty of gated off-street parking, a single garage, wrap around terraces and the opportunity to add value, located in a highly desirable residential position on Bath's northern slopes.

**Offers in Excess of**

**£675,000**

Tenure: Freehold





## Situation

Northfields is a quiet cul-de-sac located just off Lansdown Road, a highly sought-after residential address on Bath's desirable northern slopes and within easy reach of Bath city centre.

The property is particularly well positioned for easy walking access to a number of excellent state and independent schools, which include The Royal High and Kingswood Schools on Lansdown Road and St Stephens Primary School on Richmond Place. The well attended St Stephens Church is a short walk away, as is Lansdown Tennis and Boules Club. There are also beautiful country walks on nearby Charlcombe Lane and in addition there is a regular bus service into the city centre, and the M4 Motorway is within easy reach.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars and a number of well-respected cultural activities. The Roman Baths, Thermae Spa, Assembly Rooms and many fine museums and art galleries are all within close proximity. The Theatre Royal has many pre-London shows and there is a world famous international music and literary festival.

World Class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is conveniently 6 miles to the north and Bristol Airport is 18 miles to the west.

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## General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band:F

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## Description

7 Northfields offers a rare opportunity to acquire a 2 bedroom single storey dwelling with gated off street parking, a single garage and wrap around terraces, located in a highly sought after residential position. This attractive property is in need of some cosmetic updating throughout and offers the potential to add significant value.

The accommodation briefly comprises a generously proportioned bay fronted open plan sitting room and dining room to the front along with a linked kitchen and conservatory. To the rear of the property accessed from the sitting room there are two double bedrooms, a bathroom and an ensuite cloak room.

Externally the property is approached via a five-bar gate into a paved driveway which leads to the sun terraces, which have well established borders with a wealth of mature shrubs and trees and wrap around the side and rear of the property. In addition, there is a single garage to the front and a timber framed shed to the rear.

## Accommodation

### Ground Floor

#### Entrance Lobby

With fitted carpet, radiator, built in cupboard, security alarm panel and obscured glazed door through to open plan living and dining room.

#### Living and Dining Room

With fitted carpet, bay window to front aspect, gas coal effect fireplace, 2 recesses to either side, radiator, exposed beam, floor to ceiling doors to paved terrace and further radiator.

#### Kitchen

With Vinyl tile effect flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers, tiled splashed back, 1½ bowl stainless steel sink and drainer with chrome mixer tap, integrated electric oven, 4 ring electric hob, space for fridge/freezer, space for washing machine, radiator, casement window to side aspect and part glazed door though to conservatory.

#### Conservatory

With laminate flooring and door to sun terrace.

Doors leads from living room through an internal hallway.

#### Hallway

With fitted carpet, loft access and airing cupboard housing the hot water tank.

#### Bathroom

With fitted carpet, panelled bath, fully tiled surround, electric shower over, pedestal WC, pedestal basin, gas combination boiler and radiator.

#### Bedroom 1

With fitted carpet, built in wardrobes, casement window to rear aspect, radiator under and door though to en-suite cloakroom.

#### En-Suite Cloakroom

With Vinyl flooring, pedestal WC, pedestal basin with tiled splashback, extractor fan and wall mounted mirror.

#### Bedroom 2

With fitted carpet and casement to rear with radiator under.

### Externally

There are pretty paved terraces with mature borders and a wealth of mature shrubs and trees that wrap around the side of the property to the right from the front to the rear. The property benefits from having plenty of off street paved parking which enjoys gated access along with a single garage. To the side of the property there is a glazed extension which can conveniently be accessed both externally and from the kitchen, in addition there is a timber framed shed at the back of the house.