

21 Lambridge Street, Bath BA1 6RX  
Gross Internal Area (Approx.)  
121 sq m / 1,311 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.

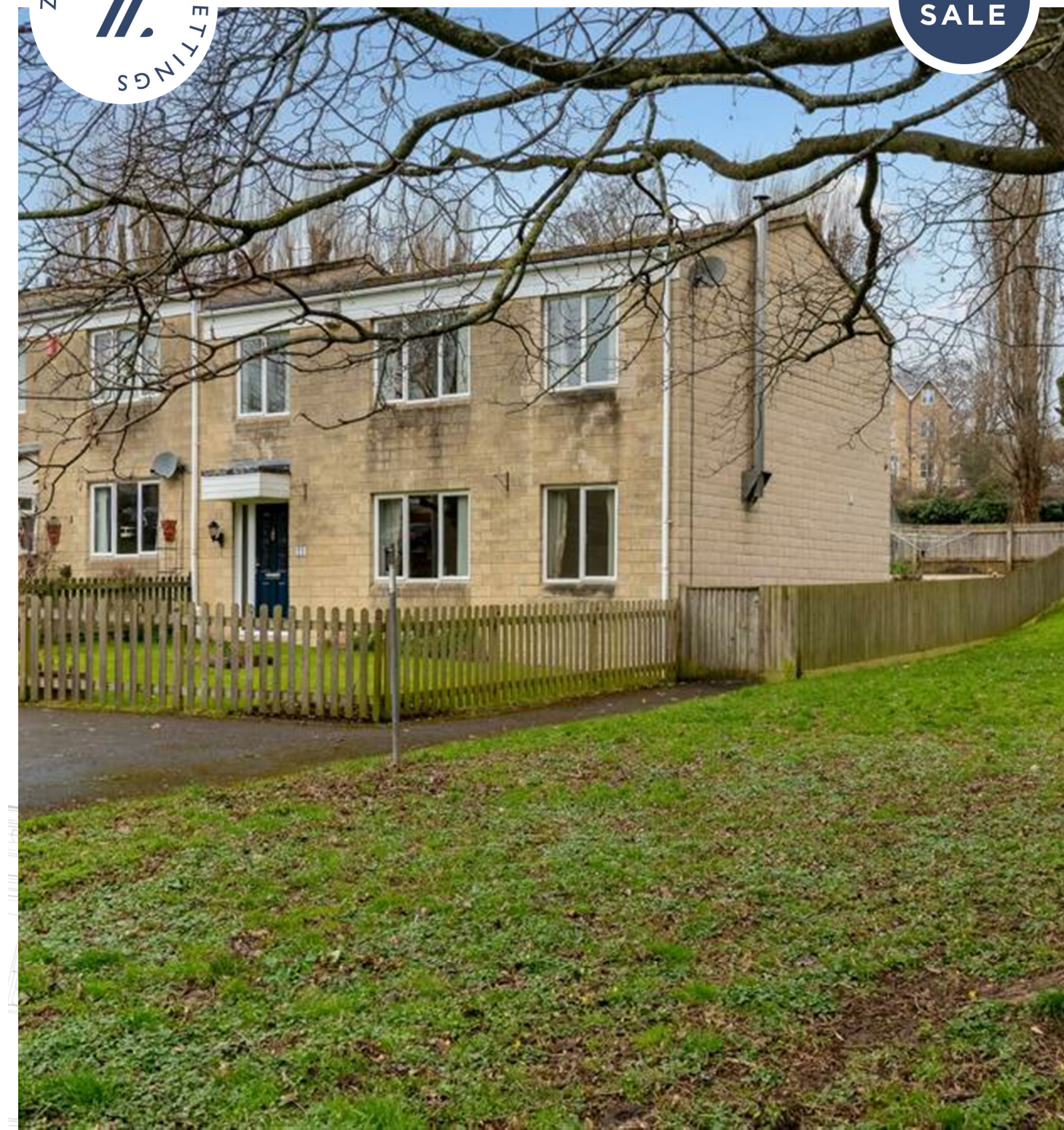
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**LAMBRIDGE STREET, BATH  
BA1 6RX  
3 BEDROOM HOUSE**

**GUIDE PRICE  
£425,000**

- Beautifully presented end of terrace family home
- Three double bedrooms, family bathroom
- Mature gardens to the front and rear
- Living room with log burning stove, kitchen/diner, WC
- Storage room, green house, on Street parking.
- Freehold. Council tax band C. EPC D.



#### DESCRIPTION

A beautifully presented end of terrace family home, set in an enviable location within the village of Larkhall. The property is set in a quiet location close to Lam Brook with an abundance of wildlife. The property has been extended over recent years enhancing the property to provide a large sitting room with log burning stove, a well equipped kitchen diner, a down stairs WC and store room. The upper floor boasts three double bedrooms and a family bathroom. The property has potential to create an ensuite bathroom and renovate the store room into a utility. Externally to the front there is a front secure gated garden with a level lawn and a path to the front door. The garden to the rear is terraced and benefits from a patio area, vegetable plot. On street parking.

#### LOCATION - LARKHALL

Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

