



**10 Sydenham Buildings, Bath BA2 3BS**  
Approx. Gross Internal Area  
107 sq m / 1,155 sq ft  
(Incl. Areas of Restricted Height)



**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**

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**SYDENHAM BUILDINGS,  
BA2 3BS  
3 BEDROOM HOUSE**

**OFFERS IN EXCESS OF  
£435,000**

- A beautifully presented Victorian family home
- Kitchen/diner, living room, utility room, cloakroom
- Secure level rear garden, east facing
- Recently modernised to a high standard
- Three double bedrooms, family bathroom
- EPC rating D. Freehold. Council tax band C.



#### DESCRIPTION

An impressive Victorian property set within a quiet no through road, within easy reach of Oldfield Park and the city centre. This beautifully presented family home has been updated over more recent years, completed with high quality fittings, enhanced with period features. The accommodation offers a living room with feature fireplace, a generous kitchen/diner, three double bedrooms, family bathroom, utility room and downstairs cloakroom. A good sized level garden is situated to the rear with mature trees and a patio area ideal for alfresco dining.

#### LOCATION

Sydenham Buildings is a no through road with access to a number of facilities within a close proximity including Bath Spa

railway station within a mile and Oldfield Park Station located close by. Local amenities include a supermarket along with Green Park market and the ever popular Moorland Road which includes a number of shops and food establishments. Also within walking distance are the gardens and lawns of the Royal Victoria Park. Bath is a cosmopolitan World Heritage City with some of the finest restaurants and shopping to be found outside London. The city is renowned for its International Music Festival, the Theatre Royal, Schools, University and many other cultural and leisure pursuits.

