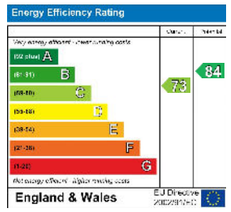

3 Spring Lane, Bath BA1 6NY
Approx. Gross Internal Area
970 sq ft - 90 sq m

KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

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

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

ZEST SALES & LETTINGS

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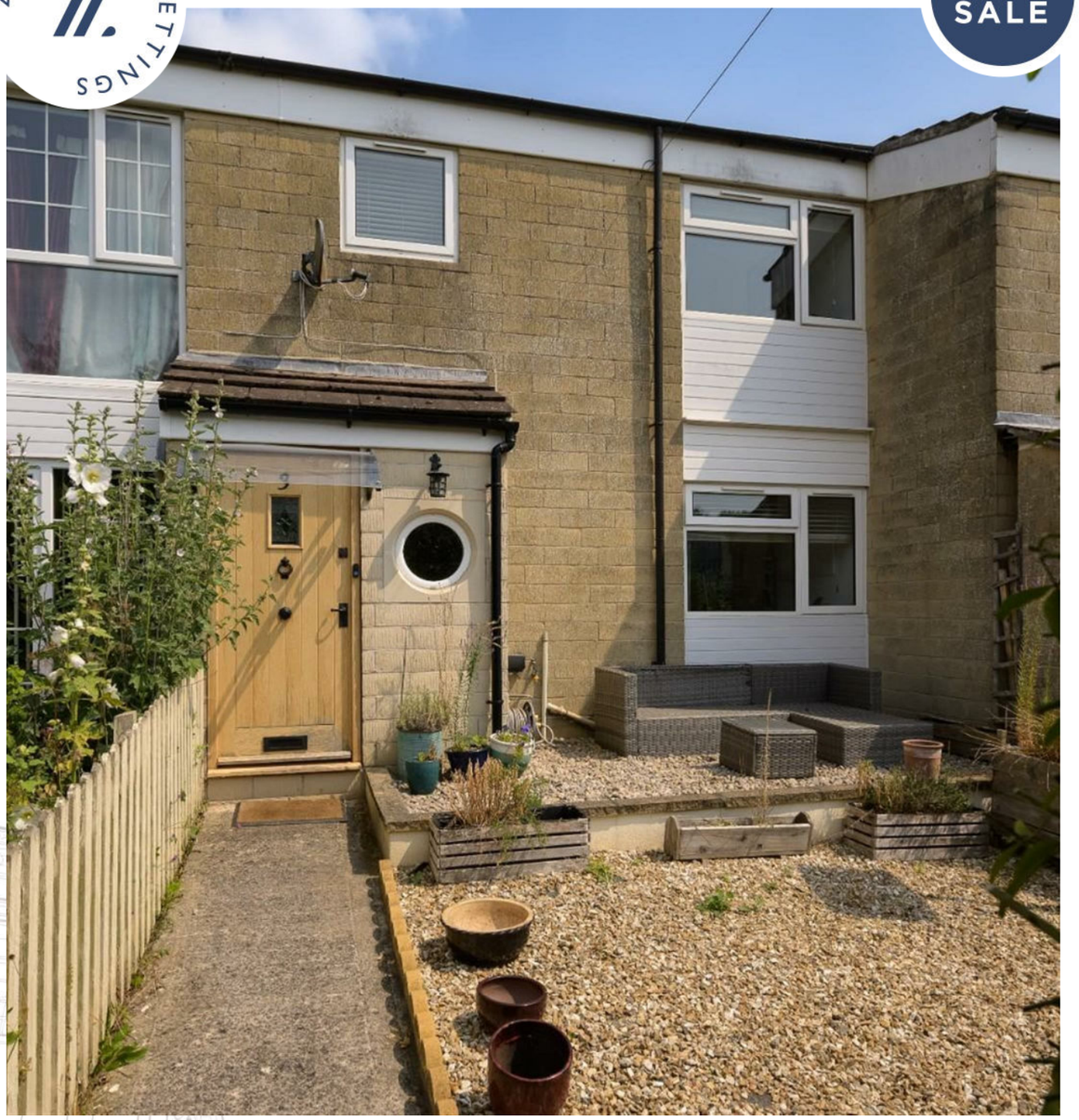
FOR SALE



SPRING LANE, BATH BA1 6NY

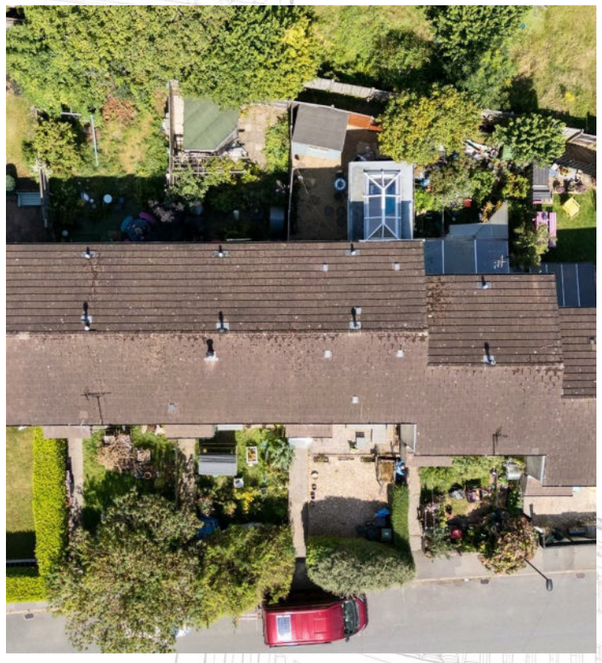
OFFERS IN EXCESS OF £350,000

2 BEDROOM HOUSE

- Beautifully presented mid terraced property, in excellent condition throughout
- Well equipped contemporary kitchen, two double bedrooms and a modern bathroom
- Gardens to the front and rear and an out building, on street parking, no onward chain
- Spacious open plan ground floor offering a kitchen, living room area, dining area and an additional family room
- Located within the popular area of Larkhall Village, close to schools and amenities
- Council tax band C. Freehold. EPC rating C.

DESCRIPTION

3 Spring Lane is an impressive family home set in a sought after location. This property has been sympathetically updated over recent years and benefits from an extension to the rear. The ground floor offers a entrance lobby with a built in storage cupboard ideal for coats and shoes, an expansive open plan area offering a well equipped contemporary kitchen opening up into a dining area, living room and family room. The upper floor offers two two double bedrooms and a newly fitted bathroom. Externally there is a private front garden plus a courtyard garden to the rear with an out building. No onward chain. On street parking.

LOCATION

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.