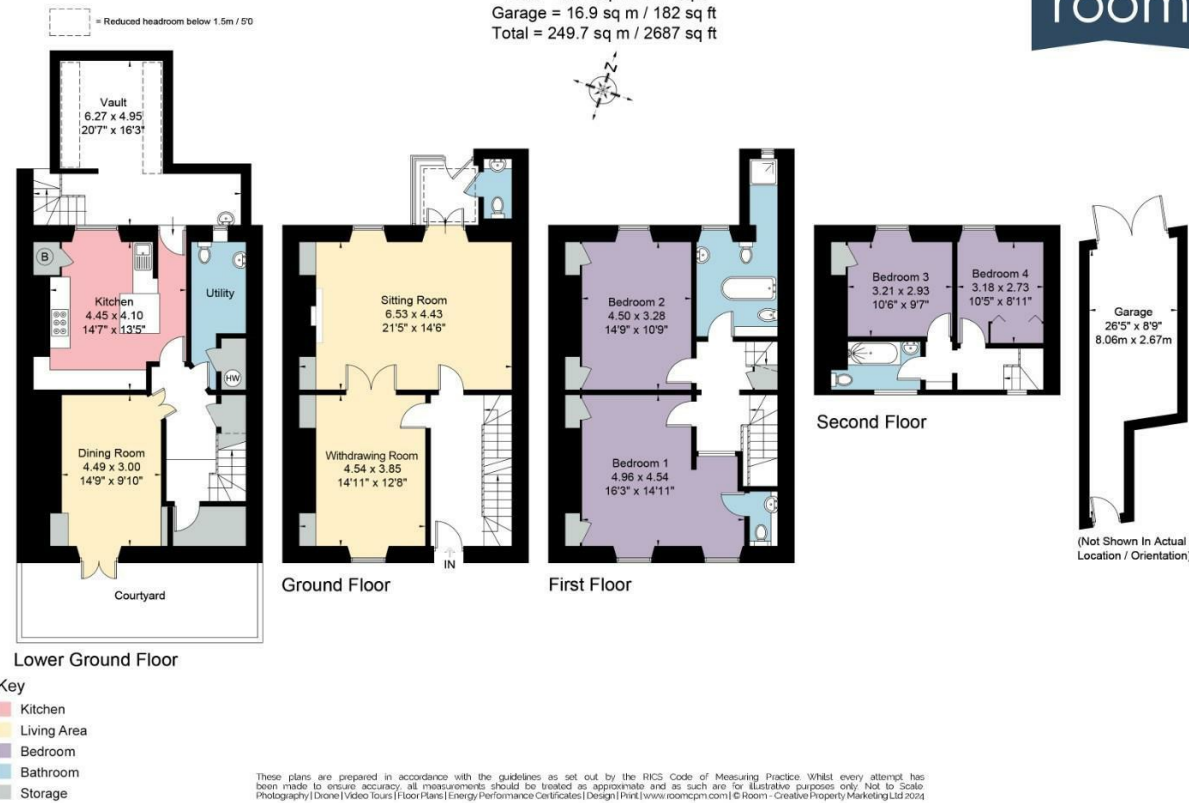


Approximate Gross Internal Area = 212.6 sq m / 2288 sq ft
 Vault = 20.2 sq m / 217 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 249.7 sq m / 2687 sq ft

room



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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FOR SALE

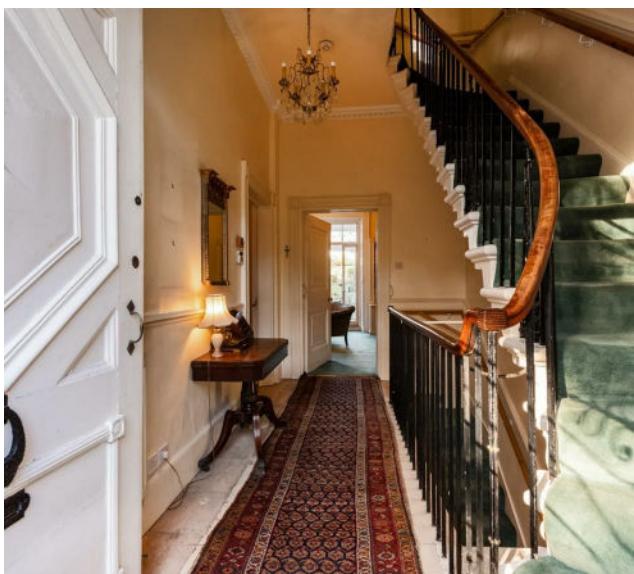


**LAMBRIDGE, BATH
 BA1 6BJ**

**GUIDE PRICE
 £1,150,000**

4 BEDROOM HOUSE

- An elegant Grade II Listed family residence
- Drawing room, withdrawing room, dining room, kitchen/breakfast room, utility
- Secure gardens to the front and rear, garage. No onward chain.
- Four bedrooms, two bathrooms
- Period features such as full length sash windows, period fireplace, cornicing
- Freehold. EPC rating E. Council tax band F.



DESCRIPTION
 4 Lambridge is an impressive mid-terraced Georgian residence, believed to date back to 1851 and listed as Grade II. This elegant period home has preserved many of its original features, including stunning marble fireplaces with cast iron grates, sash windows with functioning shutters, and intricate ceiling corning. A magnificent cantilever staircase serves as a focal point, leading to well-proportioned accommodation spread over four floors.

The ground floor boasts a drawing room with full-length sash windows overlooking the mature walled garden. Additionally, there is a withdrawing room accessed through grand bridal doors and a convenient cloakroom. On the lower floor, you will find a spacious and well-equipped kitchen/breakfast room, a dining room, and a utility room. The first floor offers two generously sized bedrooms with built-in storage, along with a family bathroom. The upper floor features two more bedrooms and an additional bathroom. At the front of the property, a private garden leads to the entrance, while the rear offers a beautifully

landscaped walled garden, level and vibrant with an array of plants, shrubs, and trees. At the end of the garden, there is access to a garage which is included within the sale.

LOCATION
 Lambridge is on the eastern outskirts of Bath, perfectly placed for easy access to the M4 and open countryside. Larkhall also 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, two public houses, pet shop, takeaways, coffee shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away. All the excellent educational facilities, both private and state, which Bath offers are also available, together with its wide range of shops, restaurants, cinemas, theatre, museums and other cultural and social amenities.

