



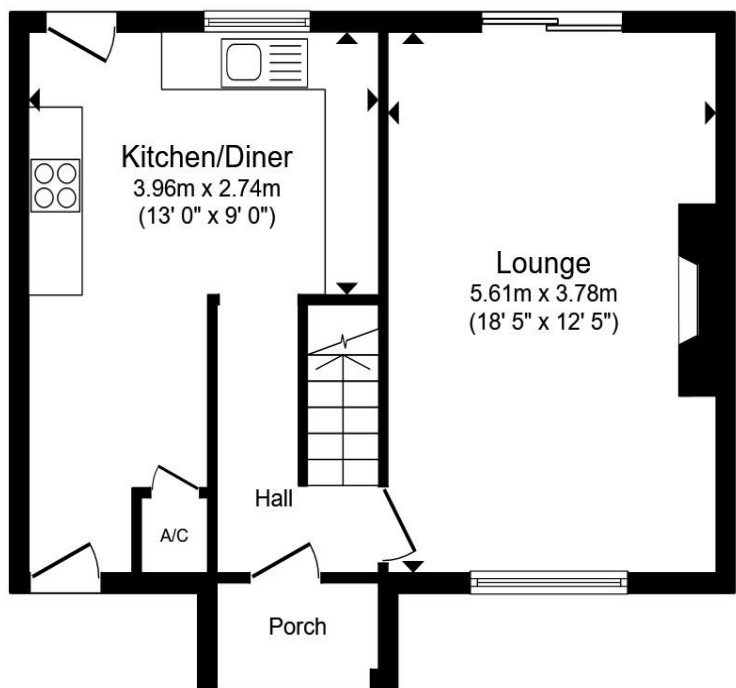
Catherine Way, Batheaston, BATH, BA1 7NY

welcome to

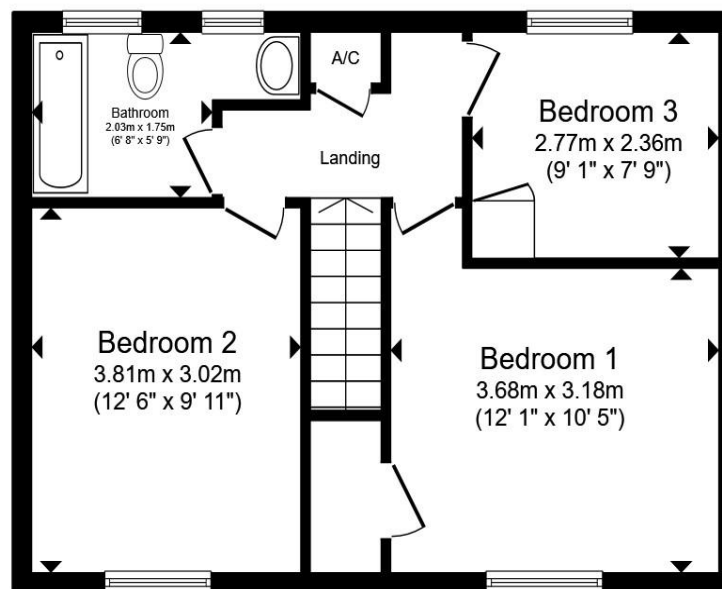
Catherine Way, Batheaston, BATH

Allen & Harris Larkhall are very pleased to offer this delightful, well presented home, situated in the pretty village of Batheaston. Book your viewing today!





Ground Floor



First Floor

Total floor area 88.7 m² (954 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Occupying an elevated position on the road, this cottage style terraced home is a real gem. Very well presented throughout with great size accommodation to include, fitted kitchen/dining room, utility area, large living room, three bedrooms and a lovely fitted bathroom suite. To the outside there are traditional front gardens with box hedging surrounding, and a large rear garden with great views from the top of the garden.

Of definite appeal for those looking to get onto the property ladder in a home that could easily house a small family, alternatively for anyone looking to downsize from the area, this one would be a great match. Batheaston village has an abundance of local shops to include a post office, several pubs, restaurant/cafe, fish and chip shop, doctors surgery, car park and access to the canal, of which in turn provides a beautiful walk into central Bath. The bus service in the village is regular and takes approx 15 minutes into town.

Overall, we are genuinely thrilled to offer this lovely home and we are anticipating strong interest, so book your viewing time slot with us today.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Catherine Way, Batheaston, BATH

- Located In The Village Of Batheaston
- Canal Walk To Central Bath A Few Minutes Away
- Delightfully Presented Throughout
- Ideal First Home Or For Those Downsizing
- Superb Living Room Ideal For Cosy Evenings

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105786



Property Ref:
LAR105786 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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