



Gloucester Road, Bath, BA1 7BW

welcome to

Gloucester Road, Bath

Allen & Harris Larkhall are thrilled to offer for sale this 1930's Hall's adjoining semi detached family home requiring some updating. Offered with No Chain.





Total floor area 148.2 m² (1,596 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



Situated in a highly sought-after location on the fringe of Larkhall Village, this charming 1930s halls-adjoining semi-detached family home offers an excellent opportunity to create a wonderful long-term family home.

Retaining the attractive character and timeless appeal of the 1930s era, with the increasingly rare halls-adjoining design, the property enjoys well-proportioned accommodation throughout. To the front, there is a mature hedgerow providing a good degree of privacy, together with driveway parking, a garage, and an attractive front garden.

Whilst the house would benefit from a programme of updating and renovation, it presents fantastic scope for buyers to modernise and personalise to their own taste. The property also benefits from a private rear garden, beautifully established with mature trees and shrubs, creating a peaceful outdoor space for families and keen gardeners alike.

Ideally positioned within easy reach of Larkhall's independent shops, cafés, schools and local amenities, Bath city centre is just a short bus or car journey away. Offered for sale with no onward chain, viewing appointments are now available.

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.

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Gloucester Road, Bath

- 1930's Halls Adjoining Semi Detached Family Home
- Close To Larkhall Village
- Driveway & Garage
- Great Size Rear Gardens
- Two Reception Rooms & Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£625,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105827



Property Ref:
LAR105827 - 0006

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.

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allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk