



**Wrights**  
01225 755553

Lorne Road, Bath, Bath And North East Somerset, BA2 3BZ

£200,000

This three bedroom first floor maisonette is situated at the end of a cul-de-sac within easy reach of Bath city centre. Features include gas central heating, PVCu double glazing, kitchen/living room, spacious bathroom, two bedrooms on the first floor and a third bedroom in the loft. Investment property with tenants in place.

We have been informed that the property will be sold with a 999 year lease and a share of freehold. There is also potential to buy with the flat below, garden and parking.

Sold with no onward chain.

#### **The property comprises**

##### **Ground Floor**

###### **Communal entrance hall**

With door to flat and stairs to the first floor.

##### **First Floor**

###### **Bathroom**

With suite comprising bath with electric shower over, low level W.C and pedestal hand basin, radiator and PVCu double glazed window to the rear.

##### **Kitchen/Diner**

*14' 2" x 9' 11" (4.33m x 3.03m)*

With a range of eye level and base units, worktop with splash backs, inset sink unit, integrated electric oven and ceramic hob with extractor hood over, radiator and PVCu double glazed window to the rear.

##### **Bedroom 2**

*13' 0" x 6' 7" (3.95m x 2.00m)*

With radiator and PVCu double glazed window to the front.

##### **Bedroom 3**

*9' 4" x 7' 6" (2.85m x 2.28m)*

With radiator and PVCu double glazed window to the front.

##### **Second floor**

###### **Landing**

###### **Bedroom 1**

*13' 9" x 11' 1" (4.19m x 3.39m)*

With radiator and Velux windows to the front and rear.

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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

#### Disclaimer

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