



**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.

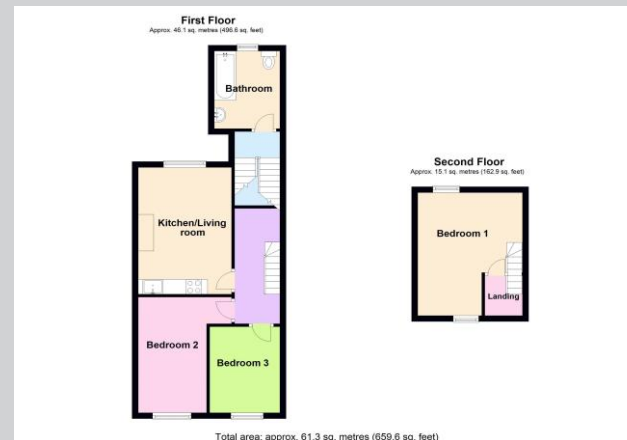


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