



**Two Double Bedroom End Terrace. Large Plot & Extensive Gardens. EPC Grade B**





# 55a Southlands

Bath

BA1 4DY

**PRICE: £325,000**

Circa 2011 a stylish, contemporary, light and airy end terrace home on a very spacious plot with views up to Lansdown. Hall, kitchen/breakfast room, cloakroom, sitting room with French doors onto the garden.

Upstairs there are two good sized bedrooms and a bathroom suite.

There is a large loft space suitable for conversion (subject to consents).

Lawned gardens with patio area enclosed by fencing. This energy efficient home is ideally located in a no through road and with access to all the local amenities in Weston Village, excellent local schools and walking distance of the RUH.

**Circa 2011**

**Two Double Bedrooms**

**Kitchen/Breakfast Room**

**Sitting Room**

**Downstairs Cloakroom**

**Bathroom Suite**

**Large Extensive Plot/Gardens**

**UPVC Double Glazing**

**800 Sq Ft 74.3 Sq Mt)**

**Gas Central Heating**

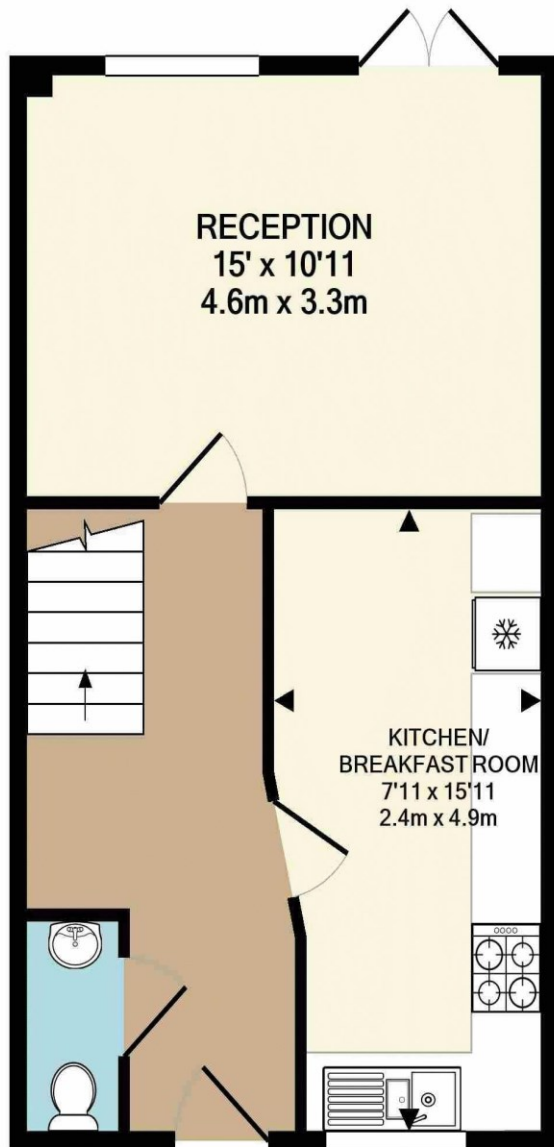
**Scope for a Loft Conversion**

**Freehold**

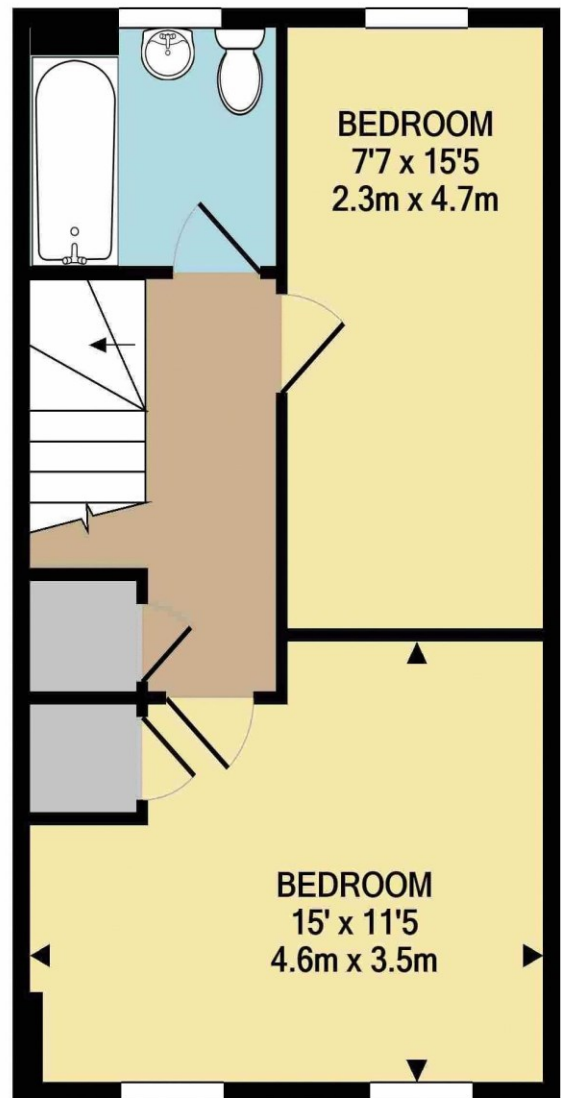
**Excellent Energy Rating**

**No Through Road**





GROUND FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(36.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. [www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)  
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