

**1 CHAPEL ROW
BATH BA1 7TQ**

Bath – 0.4 miles

Chippenham – 10.5



FOR SALE BY PUBLIC AUCTION

**AT THE KENDLESHIRE GOLF CLUB, COALPIT HEATH
ON TUESDAY 27TH APRIL 2010 AT 6.30 P.M.**

AN ATTRACTIVE STONE COTTAGE IN A QUIET BACKWATER

GUIDE PRICE £150,000

Joint Agents: Hunter French 01225 444454

DESCRIPTION

The cottage consists of a small fitted kitchen, sitting room with open fireplace, conservatory, two bedrooms and a bathroom. Additional benefits include gas central heating, rear garden and off street parking.

SITUATION

An attractive stone cottage in a quiet backwater part of Bathford just 4 miles from the centre of Bath.

OUTSIDE

To the rear of the property is the fenced garden which has surrounding borders with mature trees and shrubs. There is also the added benefit of a car parking space.

ACCOMMODATION

Kitchen 2.74m x 2.29 m

Window to the rear, range of wall and base units, laminated work surfaces, tiled splashbacks, stainless steel sink and drainer with mixer taps, plumbing for washing machine, boiler, electric oven and hob, radiator.

Sitting Room 3.99m x 3.71m

Door into conservatory, window to the rear, open fireplace, radiator and understairs cupboard.

Conservatory

Traditional wooden and glass with doors leading out to the garden and tiled flooring throughout.

Lobby

Radiator and stairs to first floor

Bedroom One 3.43m x 2.46m

Sash window to the rear, feature fireplace, telephone point, TV point, built in cupboard, exposed stone and radiator.

Bathroom

Window to the side, bath, pedestal wash hand basin and close coupled w.c.

Landing

Loft access and exposed stone.

TENURE

Freehold

LOCAL AUTHORITY

Bath and North East Somerset
High Street
Bath BA1 5BW
Tel. 01225 394041

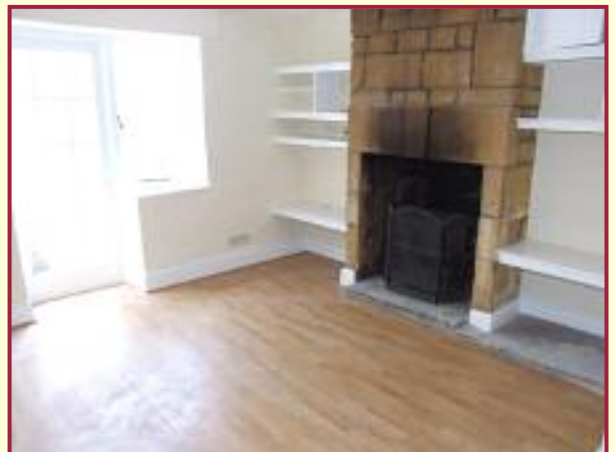
DIRECTIONS

From the A4 follow signs for the A363 Bradford Road. Take the first left into Bathford Hill and follow straight on into High Street. Turn right into Chapel Row. The property can be found on the right.

VIEWING

Strictly by appointment with the Joint Agents, Hunter French
Tel. 01225 444454

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



REF: 51330

These details do not form part of any contract. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.