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ROSIE MARLOW **exp** **UK**

@ rosie.marlow@exp.uk.com

rosiemarlow.exp.uk.com

01225 941 008

Station Road, Lower Weston, Bath, BA1 3DX

£319,950

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A beautiful garden flat. Accommodation includes sitting room with a lovely fireplace, two bedrooms the second bedroom has an en-suite WC, Kitchen and wet room. Outside there is a lovely west facing garden.

Station Road is situated just off Newbridge Road in the popular Lower Weston area of Bath. Conveniently positioned next to the shops and amenities on Chelsea Road, which include a supermarket, convenience store, Thai restaurant, Italian deli, café, an amazing vegetarian café/restaurant, bakery, hairdressers, dentist and hardware store. Marks & Spencer Food hall, Lidl supermarket and Tesco Express are located close by. The Royal United Hospital and beautiful Royal Victoria Park are a short walk away. The River Avon foot/cycle path provides a very pleasant route into the city centre or out to nearby countryside. There is great access to the A4 for Bristol and M4 at junction 18. Oldfield Park train station is within easy walking distance.

ACCOMMODATION

ENTRANCE HALL: Radiator, plumbing for washing machine, fitted cupboard.

SITTING ROOM: Bay sash window to the front, fireplace with gas living flame, picture rail, radiator.

BEDROOM ONE: Double glazed window to the side, fitted cupboard, radiator.

BEDROOM TWO: Double glazed window to the side, Radiator.

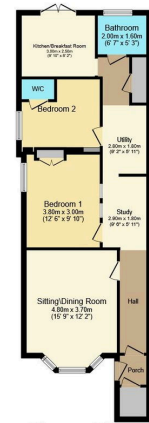
ENSUITE WC: Low level WC, wash basin in vanity unit.

WET ROOM: Double glazed window to the rear, walk in shower, low level WC, pedestal wash basin.

KITCHEN: Range of wall and floor units, one and a half bowl inset sink unit, fitted electric hob, fitted oven, wooden worktops, gas combi boiler. French doors to the garden.

GARDEN: Deck area, garden shed, gravelled area, lawn area, fence to



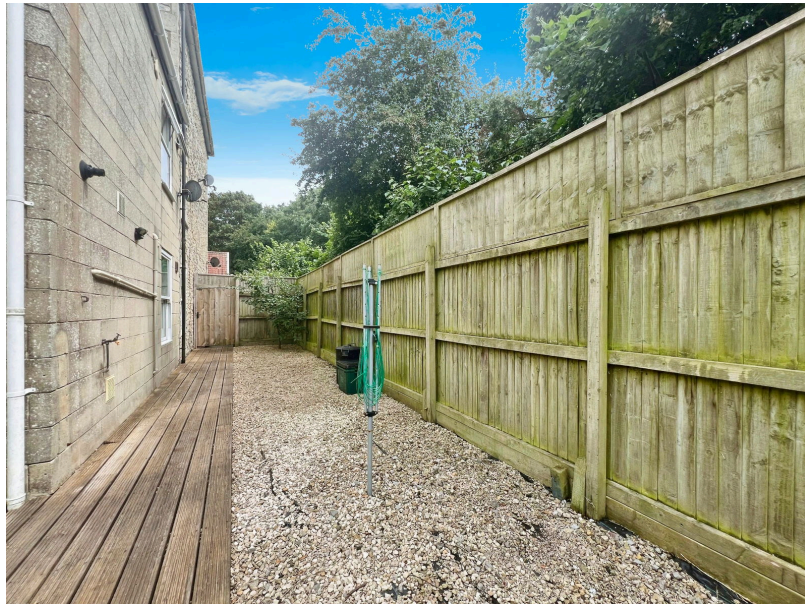


Floor Plan
 Floor area 72.6 sq.m.
 (781 sq.ft.)

TOTAL: 72.6 sq.m. (781 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.ie

- Please Quote Reference RM0334
- Garden Flat
- Sitting Room
- Kitchen
- Two Bedrooms
- Wet Room
- West Facing Garden
- Gas Central Heating
- No Onward Chain



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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