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7 St. Johns Road, Lower Weston, Bath, BA1 3BN

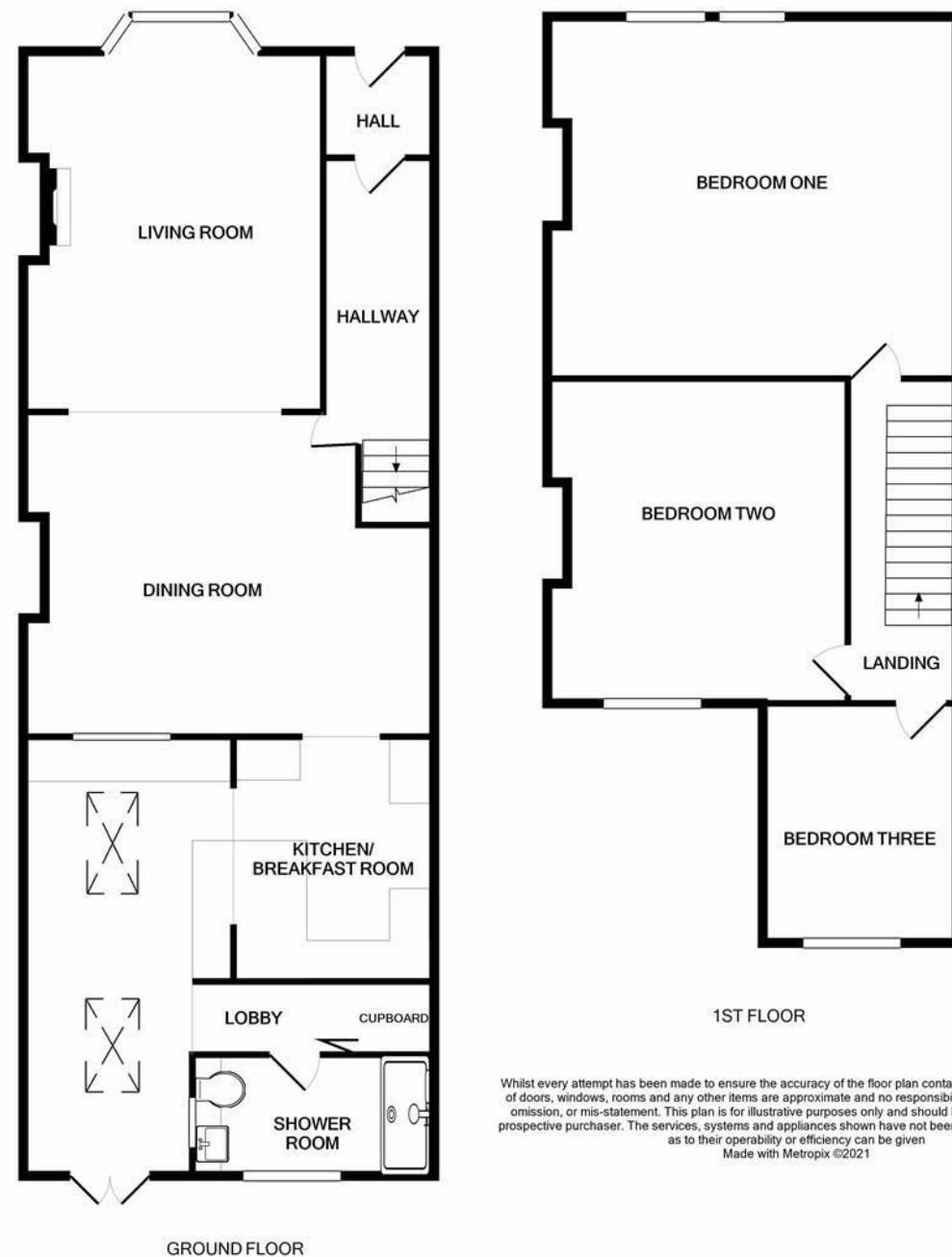


Guide price £425,000

Lovingly cared for and tastefully decorated three bedroom Victorian terraced house within walking distance of Bath City Centre with scope for loft conversion subject to necessary consents.

- Modern Kitchen Breakfast Room
- Three Bedrooms
- 1 Mile to City Center
- Low Maintenance Gardens
- Great public transport links
- Potential to develop Loft Space
- Lower Weston area of Bath
- Updated Shower Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## 7 St. Johns Road, Lower Weston, Bath, BA1 3BN

An attractive three bedroom terraced house positioned within walking distance to Bath City Centre and surrounding amenities close to the Royal United Hospital. The property has been well maintained by the current owners and would make a great home for families or investors alike.

The property is entered through an internal porch leading into the hallway off of which is a spacious reception area with large bay window to the front providing lots of natural light. The living room opens into the dining room and from here is a well considered modern Kitchen/Breakfast room with access to the recently updated first floor Shower Room and low maintenance rear garden.

On the first floor are two double bedrooms and a third single bedroom. There is also scope to develop the loft space into a further bedroom subject to obtaining necessary consents.

### Ground Floor

#### Entrance Hall

Internal entrance porch housing alarm panel, with wooden door through to hallway. Radiator, cupboard housing consumer unit, wall mounted thermostat, wooden door leading through to living space, and stairs to first floor.

#### Living Room 3.20m x 3.82m into bay (10'5" x 12'6" into bay)

Double glazed bay window to front, TV aerial point, radiator, carpet throughout. Wall mounted electric fire. Opens into dining area.

#### Dining Room 3.48m x 4.29m to max (11'5" x 14'0" to max)

Single glazed internal feature window through to kitchen/breakfast room. Understairs storage cupboard, telephone point, radiator.

#### Kitchen/Breakfast Room 4.19m x 5.79m to max (13'8" x 18'11" to max)

L Shaped modern kitchen breakfast room with single glazed internal feature window through to living and dining space, range of neutral coloured base units including cupboards and drawer space with laminate work surfaces. Black Rangemaster oven with five ring gas hob and electric ovens recently professionally cleaned with silver extractor hood over and feature glass splashback, inset single bowl stainless steel sink with mixer tap, fully integrated range of appliances including dishwasher, fridge and freezer. Space and plumbing for washing machine, telephone point, smoke alarm, radiator, two Double glazed skylights to rear aspect, Double doors to rear garden, internal hallway leading to shower room.

#### Shower Room 2.12m x 1.80m (6'11" x 5'10" )

Obscured double glazed window to rear garden, internal obscured window to kitchen/breakfast room. Low level W/C with hidden cistern, built in vanity unit housing hand wash basin, overhead rainfall mixer shower with glass surround and additional handheld shower head, herringbone style vinyl flooring, extractor fan, heated shower rail and sliding wooden door.

### First Floor

Spacious split level landing with loft access hatch and pull down ladder, access to three bedrooms, carpeted throughout.

#### Bedroom One 3.30m x 4.3m (10'9" x 14'1" )

Large double glazed window to front aspect with radiator under, spot lights, tv aerial point.

#### Bedroom Two 2.67m x 3.68m (8'9" x 12'0" )

Double glazed window to rear with radiator under

#### Bedroom Three 2.15m x 3.1m (7'0" x 10'2" )

Double glazed window to rear with radiator under, shelved floor to ceiling storage cupboard housing Worcester gas boiler.

### Externally

#### Rear Garden

Double doors out onto good size low maintenance garden area, wooden pergola with block paved path leading to summer house, storage shed and rear access gate.

#### Front Garden

Stone walled front garden mainly laid to shingle with paved steps ascending to the front door.

