



**STIRTINGALE AVENUE, SOMERSET, BA2**  
**£375,000**

**Carter Jonas**



# STIRTINGALE AVENUE, SOMERSET. BA2

A spacious three bedroom semi-detached house, just off Englishcombe Lane, Bath, in need of modernisation. Garage and driveway parking. No onward chain.

## DESCRIPTION

A nicely laid out three bedroom family home in need of renovations and modernisation. There are two reception rooms with separate kitchen, conservatory and downstairs WC. There is an attached garage. Upstairs are three bedrooms, two double and one single. A family bathroom to the top of the stairs. The property has an attractive box bay design and is built of Bath Stone. There is driveway parking and nicely kept front and back gardens laid to lawn with flowering borders.

## SITUATION

Stirtingale Avenue is an attractive cul de sac road to the South West of Bath within two miles of the City Centre with its wide variety of shopping, sporting and cultural facilities. More local amenities are to be found in Oldfield Park and local Sainsbury's Supermarket. Access to the M4 motorway is available at Tormarton (Junction 18 M4), north of Bath within 8 miles. Trains to London Paddington (taking approx. 75 minutes) or Bristol Temple Meads are available from Bath Spa Railway Station within 3 miles. The property also benefits from easy access to a large number of schools, all within a few miles. These include Prior Park, Paragon, The Royal High School for Girls, King Edwards, Beechen Cliff, Monkton Combe Junior, Widcombe Junior School and Ralph Allen.

**A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE, JUST OFF ENGLISHCOMBE LANE, BATH, IN NEED OF MODERNISATION. GARAGE AND DRIVEWAY PARKING. NO ONWARD CHAIN.**



Classification L2 - Business Data

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** F



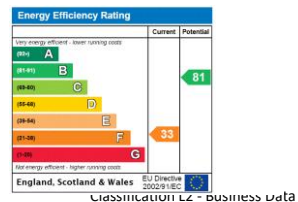


Approximate Area = 970 sq ft / 90.1 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 1117 sq ft / 103.7 sq m  
For identification only - Not to scale



bath  
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