



Clarks Way
Bath, BA2 2TR

£350,000

Property Summary

A well presented 3 bedroom family home on this popular modern development with private allocated parking for 2 vehicles. Vacant possession and no chain.



A well presented 3 bedroom family home located on this popular development which was formally the Clarks shoe factory.

The property comprises of entrance hall, downstairs WC, fully fitted kitchen/breakfast room with a substantial range of cupboards and workspace, fitted oven and hob, dishwasher and washing machine, the living room has a dual aspect with French doors to the enclosed low maintenance sunny patio garden with an array of shrubs and garden shed. Upstairs there are two good sized double bedrooms, the master having an en suite and a further large single bedroom. There is a full family bathroom with shower over the bath.

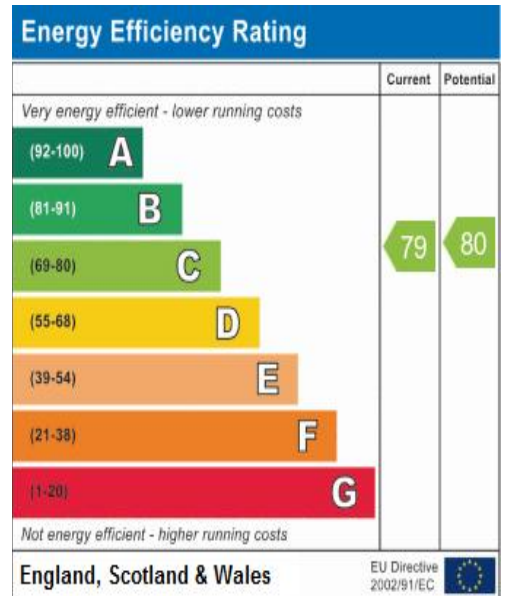
The location is ideal for a young family with a local play area just a stone's throw away. In addition there is allocated parking for 2 cars making this home ideal for a growing family looking for the convenience of modern living. Also, conveniently located for excellent bus routes to Bath City Centre and easy access to schools. The property is currently vacant and there is no sales chain so a quick sale is invited.



GROUND FLOOR
APPROX. FLOOR
AREA 43.7 SQ.M.
(470 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 43.7 SQ.M.
(470 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.3 SQ.M. (940 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02016



- Gas Central Heating
- Off Street Allocated Parking
- Double Glazed
- No Chain and Vacant Possession
- Enclosed rear garden

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Agent's Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.