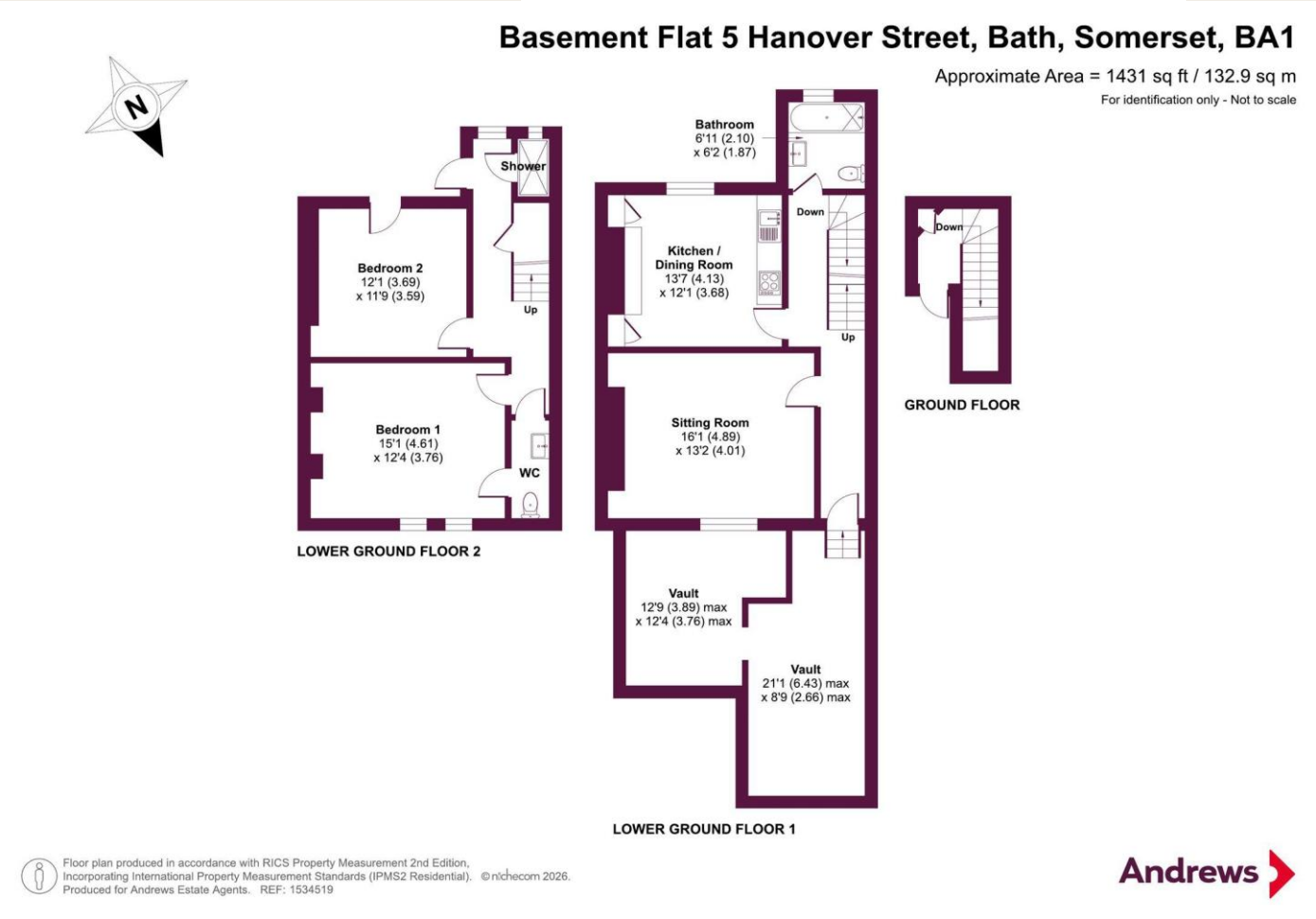


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**The Andrews Small Print**

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

**Disclaimer**

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

**Hanover Street,**

**Bath**

**BA1 6PP**

**£325,000**

Energy Efficiency Rating: D

With over 1,400 sq ft of versatile accommodation, a private garden and excellent potential, this maisonette is permitted for holiday letting and is offered with no onward chain.



Situated on Hanover Street in the sought-after residential area of Larkhall, this property enjoys a convenient position approximately 0.7 miles from Bath city centre. Larkhall offers an excellent range of local amenities, including a popular village shop, independent cafés, pubs, a delicatessen and pharmacy, creating a strong sense of community. There are regular bus services providing easy access to the city centre, whilst nearby Alice Park offers green open space, a children's play area and a popular café. Bath itself provides an extensive range of shopping, leisure and cultural attractions, together with Bath Spa railway station offering direct links to London Paddington and Bristol.

Offering over 1,400 sq ft of accommodation and tremendous potential, this two double bedroom garden maisonette is offered for sale with no onward chain. Upon entering the property, stairs lead to the main living accommodation. The impressive sitting room measures 16'1" x 13'2" and is flooded with natural light thanks to its large sash windows to the front elevation, creating a bright and welcoming living space. Also on this floor is the kitchen/breakfast room, fitted with a range of wall and base units, space for freestanding appliances, and a breakfast bar. The family bathroom, complete with a shower over the bath, is also situated on this level. The lower ground floor comprises two well-proportioned double bedrooms, with bedroom one measuring an impressive 15'1" x 12'4". This floor further benefits from an additional shower and a separate WC, adding flexibility and convenience. Externally, the property enjoys access to private vault storage from the main living level. From the lower ground floor, doors lead out to the enclosed rear garden, which has recently been landscaped to provide a patio seating area surrounded by attractive flower borders, creating a wonderful space for entertaining, relaxing, and enjoying the warmer months. This versatile property offers excellent flexibility. The lease permits holiday letting, making it an appealing option not only for owner-occupiers but also for those seeking a holiday home or an investment opportunity for short-term letting. Requiring some modernisation throughout, the property presents a fantastic blank canvas for a purchaser looking to create a home tailored to their own tastes and requirements.



### Summary

- Holiday lets permitted
- Garden maisonette
- Over 1400 sq ft of accommodation
- No through road
- Share of freehold - 996 years remaining
- Ground rent - Peppercorn
- Service charge - 25% of costs that arise
- Council Tax - Band B

Interested in this property?  
For viewings and advice please get in touch with our Bath Sales branch on 01225 329909