

Entry Hill

Bear Flat, Bath, BA2

Asking Price: £325,000

Madison Oakley



45

P
8am-6pm
Residents only

W073 HLZ

- Grade II listed
- 668sqft
- Two double bedrooms
- West facing elevated gardens
- No chain
- Residents permit parking
- Retained character
- Sitting/dining room
- Modern kitchen
- Ground floor bathroom



Convenient for Bear Flat amenities, Wellsway commuter routes and Two Tunnels walks alike.

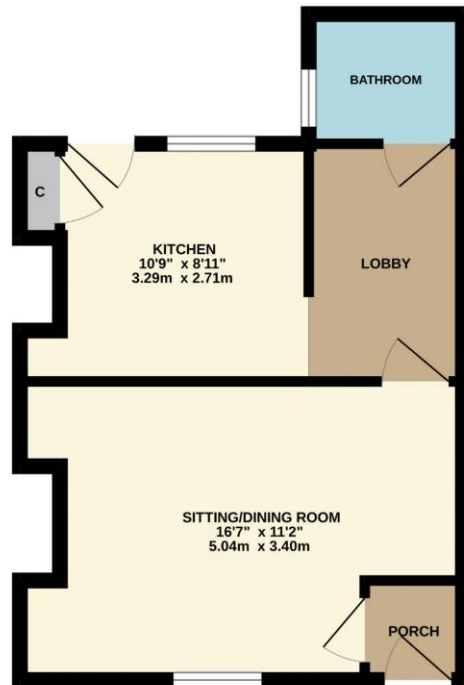
A beautiful no chain 668sqft Grade II Listed Victorian two double bedroom cottage in excellent order with a terraced west facing rear garden and on street residents permit parking. Front facing full width sitting/dining room, kitchen, inner lobby and rear bathroom. Upstairs, you'll find two double bedrooms off the landing.

Terraced rear 31ft x 16ft garden elevated above the house. Step access front and rear. Lyncombe valley & Barracks Nature Park green spaces close by.

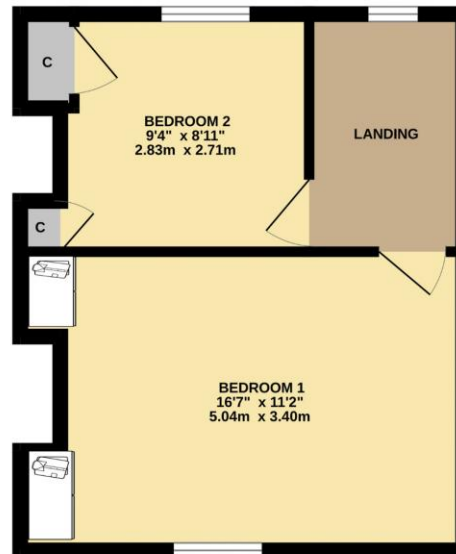
EPC rating D
Council tax band C
Tenure Freehold
Grade II Listed



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



2 BEDROOM MID-TERRACE HOUSE

TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025

Accommodation

Ground floor hall, sitting/dining room, inner hall, bathroom and kitchen. First floor landing and two double bedrooms.

External Amenities

Rear garden - 31ft x 16ft - accessed via steps from rear of ground floor. Terraced with hedges, walls and fences to side and rear.

Location

Half a mile north to Bear Flat shops. 1.2miles to Bath Spa station and the city centre.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Madison Oakley

9 Moorland Road

BA2 3PL

T: 01225 466 525

E: info@madisonoakley.co.uk

www.madisonoakley.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

 **Madison Oakley**