



2 Forester Lane, Bath, Somerset, BA2 6QX

**Offers in excess of £725,000**

Entrance Porch | Entrance Hall | Sitting Room | Dining room | Conservatory | Kitchen | 3 bedrooms | Family bathroom | Loft space | Front and Rear Gardens | Garage.



## DESCRIPTION

A delightful 1930s semi-detached property in the popular Bathwick area of Bath.

The property is accessed via the front garden and driveway which provides parking for several cars. The front door leads into an entrance porch and then in to the main hallway with stairs to first floor level and doors leading to the Sitting room, Dining room and Kitchen. The Sitting room at the front has a large bay window with Upvc double glazed windows. The dining room has had the bay opened into a conservatory extension which in turn leads into the rear garden. At the rear of the property there is a long galley style kitchen with a doorway to the rear garden and another doorway into a cloakroom.

Upstairs the principal double bedroom has a bay window with Upvc double glazing overlooking the front garden and driveway. Bedroom 3 is also at the front of the property with double glazing. There is another double at the rear with built in wardrobes and double glazed window overlooking the rear garden and finally there is a separate family bathroom.

The loft space has Velux windows and a drop down ladder and could be converted to create further accommodation subject to all necessary consents being obtained.

The rear garden is mainly laid to lawn with a summerhouse and block paved pathway to the rear. There is rear access to the single garage which is situated to the side of the property.

The garage has an up and over door and power and light.

Council Tax Band E

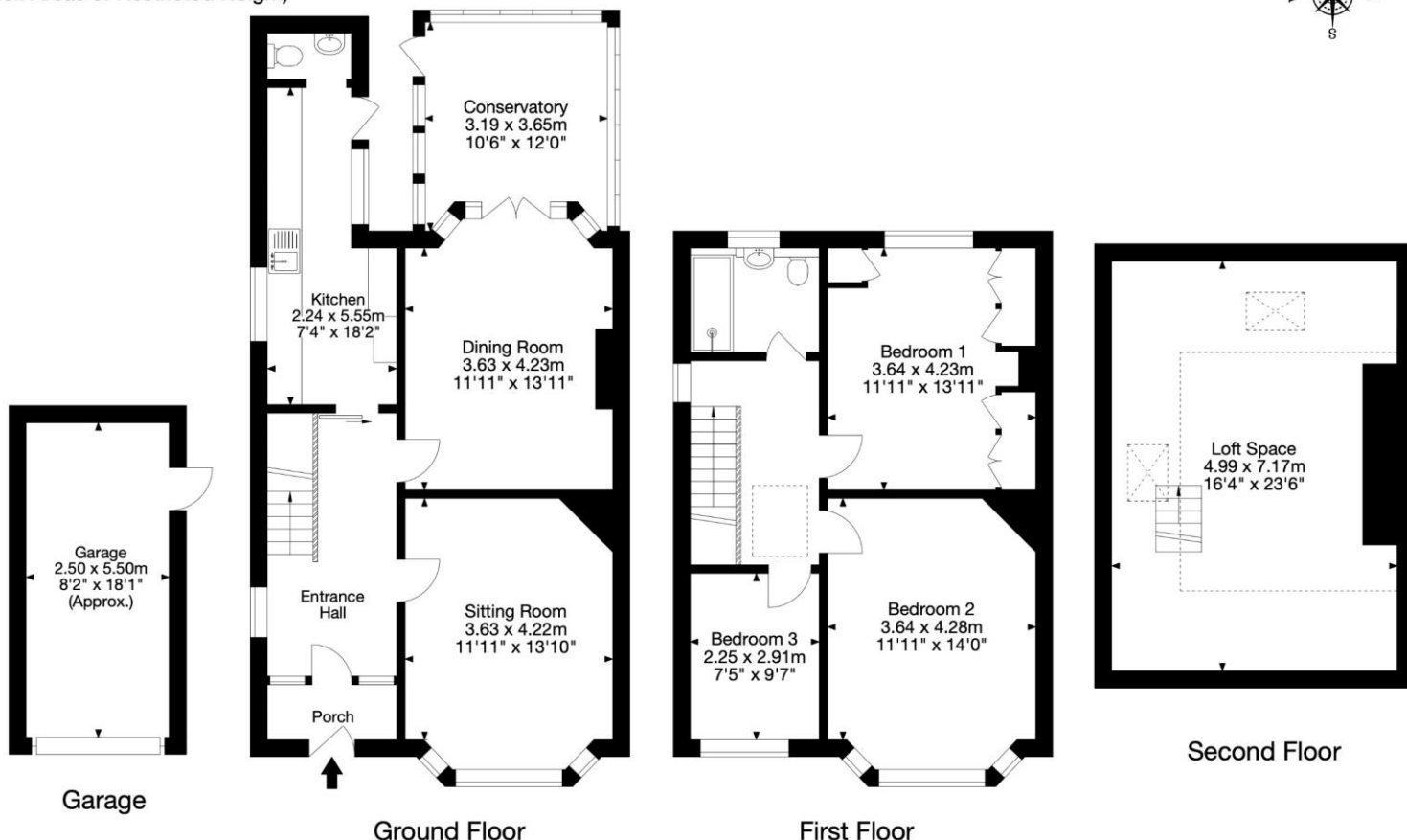
Local Authority Bath & Northeast Somerset



## LOCATION

Location: The property is close to some of Bath's best schools, with Bathwick St Mary's Primary School just a 2-minute walk and King Edward's School also nearby. In addition, the scenic Kennet and Avon Canal sits just 150 yards away and offers beautiful walking and cycling opportunities.

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 Gross Internal Area (Approx.)  
 Main House = 160 sq m / 1,722 sq ft  
 Garage = 13 sq m / 139 sq ft  
 (Incl. Areas of Restricted Height)



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**

**COUNCIL TAX- E**  
**LOCAL AUTHORITY - Bath & North East Somerset Council.**

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