



Marsden Road,

£310,000

**FOR SALE**

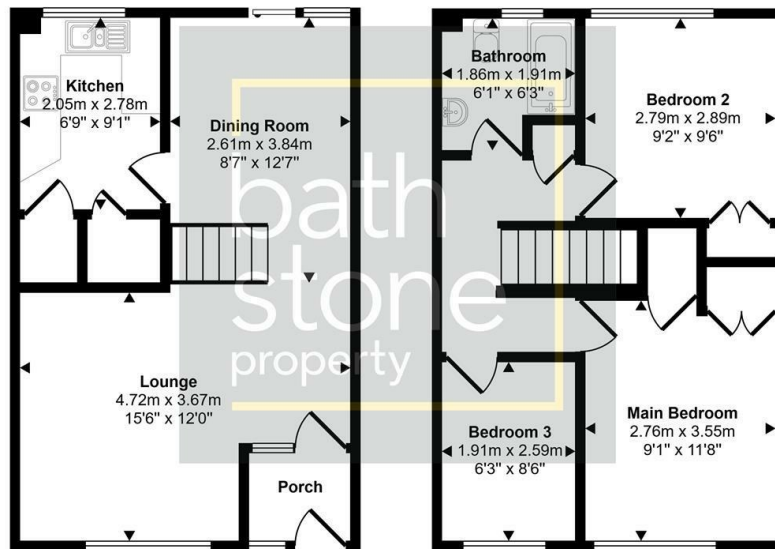


- No Chain
- Open Plan Lounge Diner
- Cul-de-Sac
- Three Bedrooms
- Landscaped Garden
- Garage

## THE PROPERTY

Marsden Road is a spacious mid-terrace home tucked away in a quiet cul-de-sac. The property offers well proportioned living accommodation and benefits from a landscaped rear garden. Conveniently located, it provides easy access to local amenities, schools, and transport links into Bath city centre.

Approx Gross Internal Area  
73 sq m / 788 sq ft



Ground Floor  
Approx 37 sq m / 394 sq ft

First Floor  
Approx 37 sq m / 394 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	