

Baxters

Your Local Estate Agent



Semi-Detached

3 Bedrooms

Modern Kitchen

Gas Central Heating

Large Garden

Garage



16 Henrietta Gardens
Bath, BA2 6LZ

Guide Price £275,000

Living Room 18' 2" x 14' 7" (5.54m x 4.44m)

Located to the front of the property, this lovely light and bright room benefits from the tall windows that allow the room to be filled with morning sunlight. Contemporary in style, the room is built around the modern gas fireplace. A wonderfully designed room that works for both summer and winter entertaining.

Dining Area 20' 4" x 12' 3" (6.2m x 3.73m)

Similar in style to the living room, the dining area is filled with light thanks to the wonderful floor to ceiling windows overlooking the south facing garden. Open plan in style and with doors to the garden it's another great space for entertaining.

Kitchen 14' 1" x 13' 7" (4.29m x 4.14m)

Any aspiring chef would love to work in this space. Newly installed in March with all of the modern conveniences including convection oven, five burner gas hob, American style fridge/freezer, granite work tops and a large island with wine cooler. The design also makes the most of the space with ample storage.

Master Bedroom 14' 11" x 13' 10" (4.55m x 4.22m)

The master bedroom is located to the rear of the property and overlooks the garden. Due to the room's ample proportions there's room for both a "his" and "hers" built-in wardrobes. This room is enhanced by the attached ensuite bathroom.

Ensuite 12' 9" x 11' 4" (3.89m x 3.45m)

Thanks to the natural stone finish, this room is an oasis of calm. With under floor heating, large walk-in shower and a free standing bath, a wonderful room to soak away the days blues.

Bedroom 1 16' 5" x 12' 6" (5m x 3.81m)

Positioned to the front of the property, this room has the dimensions to comfortably fit two twin beds and still allow space for free standing wardrobes. Access to the loft is gained from this room.

Bathroom 12' 2" x 9' 9" (3.71m x 2.97m)

Contemporary in design, the room is accentuated by the stunning black marble wall adjacent to the jacuzzi bath. There is also under-floor heating, separate walk-in shower and a chrome heated towel rail.

To arrange a viewing please call **01225 444666**



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012


Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

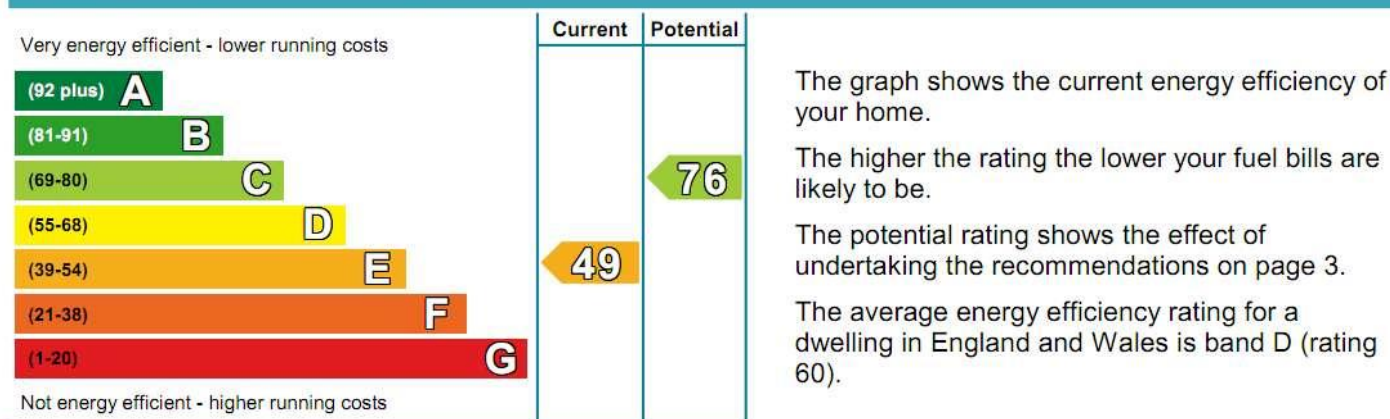
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.