



19 Ambleside Road, Kingsway, Bath, BA2 2LR

Guide Price £325,000

An impeccably presented 778sqft 1960s three bedroom bungalow with mature gardens and hilltop views, in the heart of the sought after Kingsway estate opposite the No8 bus stop. Offering flexible accommodation in superb order throughout, currently arranged as; three bedrooms (two generous doubles and a large single), gleaming shower room, modern fitted kitchen/breakfast room and a south facing sitting room. 33ft x 32ft manageable rear gardens with the patio perfectly placed for summer sunshine. Double glazing and GCH. Englishcombe Lane Tesco's 500yds to the west.

- 778sqft
- Three bedrooms
- 33ft x 32ft rear gardens
- Hilltop views
- Right on the No8 bus route



Property Description

AGENTS NOTES

The property is leasehold - residue 999yrs from 1960 - with a yearly ground rent payable of £7.36.

Once fields originally belonging to Sladebrook Farm and right on the route of an old footpath linking the houses around Barrow Castle with the lower end of The Hollow, the area was occupied by the Kingsway Nurseries before the estate was constructed in the early 1960s by Beazer & Howells.

ENTRANCE PORCH Double glazed side lit front door, cloaks area.

ENTRANCE HALL Part glazed panelled internal door, radiator, loft access (with pull down ladder access to boarded loft space), meters and fuseboard.

SITTING ROOM Double glazed front window, radiator, fireplace with fitted electric fire.

KITCHEN/BREAKFAST ROOM Two double glazed rear windows, double glazed door to rear garden, range of cream base and wall units with beech worktops and inset sink/drainers, space for tall fridge/freezer, plumbing for washing machine and slimline dishwasher, inset halogen hob with hood over, fitted double electric oven, breakfast table area with radiator.

SHOWER ROOM Double glazed rear window, part tiled walls, heated towel rail, handbasin inset into vanity unit, low level W.C., double shower cubicle, extractor fan, storage cupboard with wall mounted Worcester gas combination boiler.

BEDROOM 2 Double glazed rear window, radiator.

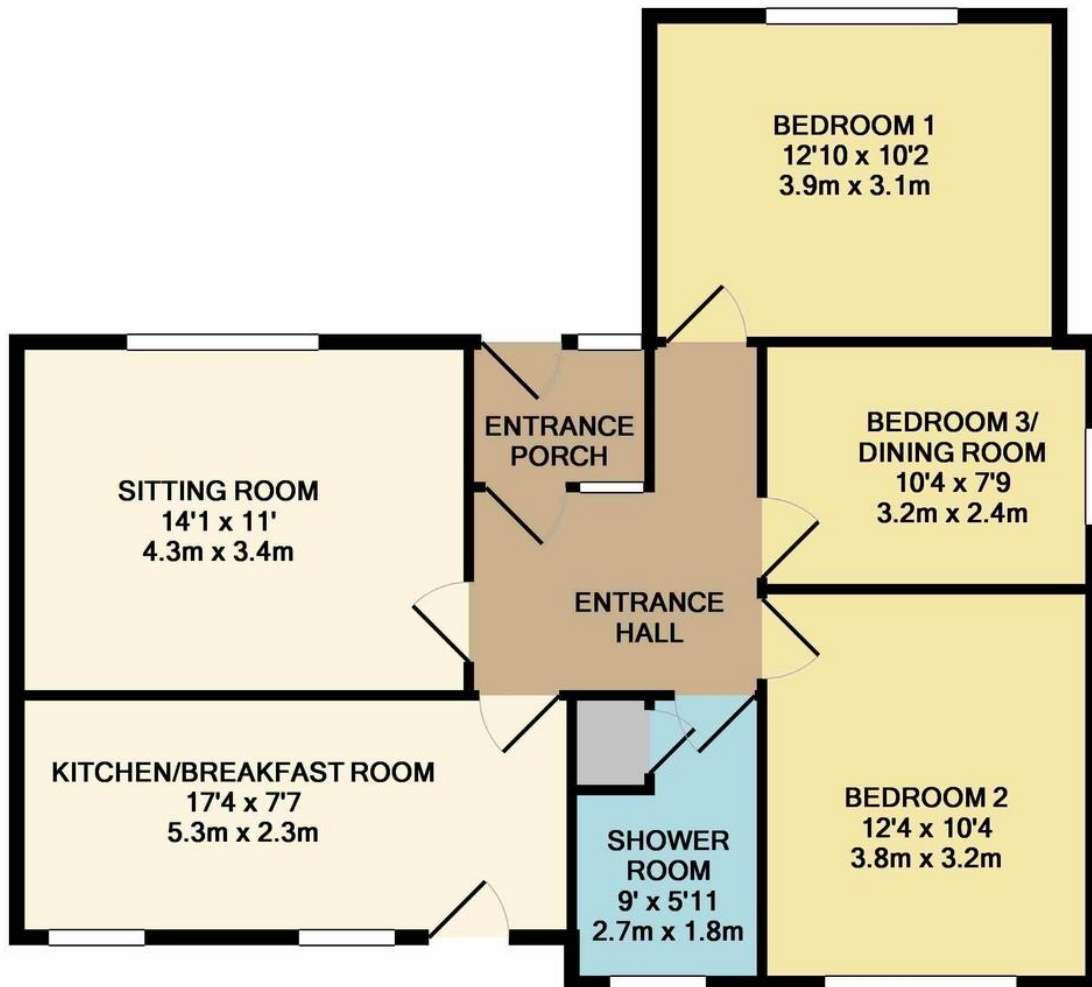
BEDROOM 3/DINING ROOM Double glazed side window, radiator.

BEDROOM 1 Double glazed front window, radiator.

REAR GARDENS 33ft x 32ft approx - hedges and fences to side and rear. Lawn with flower borders and raised beds. Patio, two sheds and side access.

FRONT GARDENS Ornamental planting to either side of driveway with paved and gravelled areas. Gates and walls to front.





TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements