



42 Patch Street

Combe Down, Bath, BA2 5BN

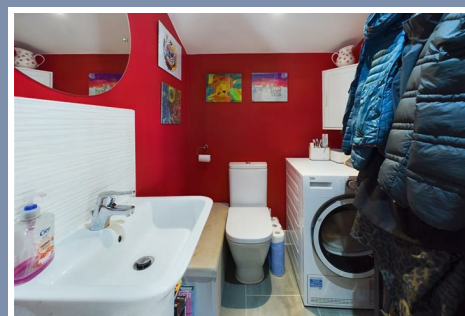
Asking Price £475,000



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Entrance Hall

Door to Front. Radiator. Stairs to First Floor. Pendant Light Fitting. Wood Look Flooring.

Lounge

Double Glazed Window to Front. Radiator. 2 x Pendant Light Fittings. Understairs cupboard. Wood Look Flooring.

Kitchen/Diner

Double Glazed Window to Rear. Door to Rear Garden. Door to Utility Room. Fitted Kitchen with Wall and base Units, Stainless Steel 1.5 Bowl Sink and drainer, Roll Edged Work Surfaces, Splashbacks, Integrated Electric Oven with Gas Hob, Cooker Hood, Plumbing for Dishwasher, Space for Fridge/Freezer, Radiator. Tiled Flooring.

Utility Room

Double Glazed Window to Rear. Opening to Kitchen/Diner. Wall Units. Plumbing for Washing Machine. Cupboard Housing Central Heating Boiler. Tiled Flooring.

Landing

Stairs from Ground Floor. Loft Access with Partially boarded Loft. 2 x Cupboards. Pendant Light Fitting. Carpet Flooring. Doors to Bedrooms and Family Bathroom.

Bedroom 1

Double Glazed Window to Front. Radiator. Carpet Flooring. Pendant Light Fitting. Space for Run of Wardrobes.

Bedroom 2

Double Glazed Window to Rear. Radiator. Pendant Light Fitting. Space for Wardrobe. Carpet Flooring.

Bedroom 3

Double Glazed Window to Front. Radiator. Carpet Flooring. Pendant Light Fitting.

Family Bathroom

Double Privacy Glazed Window to Rear. Bath with Shower Over. Pedestal Wash Hand Basin. Low Level WC. White Ladder Radiator. Tiling to Wet Areas. Extractor Fan. Vinyl Tiled Look Flooring. Spot Lights.

Parking

Off Street Parking for Two Cars.

Front Garden

Paved with Off Street Parking for Two Cars and Path to Front Door.

Rear Garden

Laid to Lawn with Patio. Outside Electric Point. Shed. Side Access Gate.



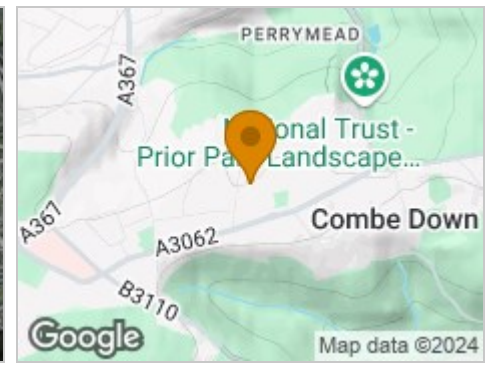
Road Map



Hybrid Map



Terrain Map



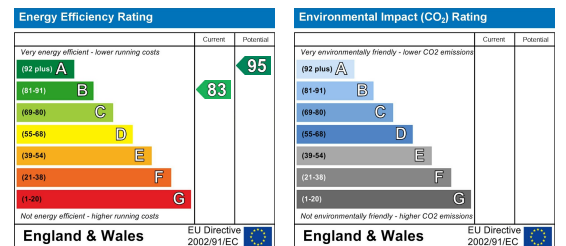
Floor Plan



Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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