

Aquarius Homes



53 Southdown Road

, Bath, BA2 1HJ

Asking Price £465,000



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, Bath, BA2 1HJ

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## Entrance Hall

Door to Front with Glazed Panel Above. Radiator. Stairs to First Floor. Cupboard Under Stairs. LVT Flooring. Door to Kitchen/Diner. Pendant Light Fitting.

## Kitchen/Diner

Double Glazed Patio Doors to Rear Garden. Doors to Hallway/Opening to Lounge. LVT Flooring. Modern Coloured Fitted Kitchen with Wall and Base Units, Work Surfaces, Island, Sink and Drainer, Quooker tap, Integrated Oven, Integrated Hob (to Island), Integrated Washing Machine. Integrated Dishwasher. Space for Fridge/Freezer. Radiator. Lights above Island and in Dining Area. Biofuel Stove. LVT Flooring.

## Lounge

Double Glazed Windows to Front. Radiator. Carpet Flooring. Pendant Light Fitting. Opening to Kitchen/Diner.

## Cloakroom

Double Glazed Window to Side. White Suite Comprising: Low Level WC with Wash Hand Basin. Tiling behind Toilet. Spot Lights. LVT Flooring.

## Landing

Stairs to First Floor. Loft Access. Doors to Bedrooms and Family Bathroom. Carpet Flooring. Pendant Light Fitting.

## Bedroom 1

Double Bedroom with 2 x Double Glazed Windows to Front. Radiator. Carpet Flooring. Cast Iron Period Fireplace with Tiled Hearth. Pendant Light Fitting. Space for Two Large Freestanding Wardrobes.

## Bedroom 2

Double Bedroom with Double Glazed Windows to Rear with views over Bath. Radiator. Cupboards housing Worcester Central Heating Boiler. Carpet Flooring. Picture Rail. Cast Iron Period Fireplace with Tiled Hearth. Pendant Light Fitting.

## Bedroom 3

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

## Family Bathroom

Double Glazed Window to Rear. White Suite Comprising: Bath with Mixer Shower Over, Vanity Wash Hand Basin, Low Level WC, Full Tiling, Chrome Ladder Radiator, Tiled Flooring, Spot Lights.

## Garage

Good Sized Garage with side access Door to Rear Garden, Up and Over Door to Front. Lights and Power. Single Glazed Window to Side.

## Front

Off Street Parking for One/Two Cars.

## Rear Garden

Raised Patio and Steps to Lower Patio Areas, Then Laid to Lawn with Path to Garage Side Door, Borders with plants, shrubs, flowers.



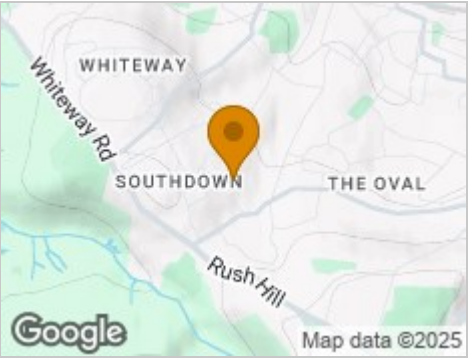
Road Map



Hybrid Map



Terrain Map



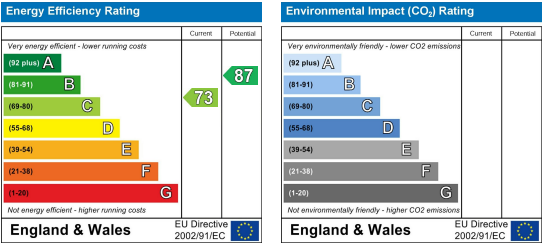
Floor Plan



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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