



Ambleside Road, Bath
£325,000



25 Ambleside Road

Bath, Bath And North East Somerset, BA2 2LR

The Property

This three bedroom semi detached bungalow offers a rare opportunity for single storey living and benefits from Kitchen and Bathroom, Gardens & Views. In need of upgrading the accommodation comprising porch, hall, sitting/dining room leading to kitchen, plus three bedrooms and bathroom. Lovely garden with city views and lawn to front. The property further benefits from single garage plus off street parking.

The Situation

Occupying a popular residential location this home is convenient for local primary and secondary schools, and a regular bus service to the city centre runs nearby 100 yards from the doorstep.

The property is situated equal distance between Moorland Road and Bear Flat with a number of supermarkets, restaurants, bars and cafes on the doorstep, with Tesco Express close by. Furthermore, the city centre with an abundance of leisure and shopping amenities is a short bus journey away. The property lies within walking distance of the stunning Englishcombe Valley for those who enjoy walking.

The properties position on the Southern slopes provides for some stunning city vistas, to the front.

Entrance Porch

Double glazed front door and side panel.





Entrance Hall

With wooden flooring, built-in cupboard.

Sitting Room

"L" shaped room with double glazed window to front, fireplace.

Kitchen

Double glazed window to rear, double glazed door to outside, a range of base units with laminate work tops, single drainer sink unit with mixer tap, space for free standing gas cooker, plumbing for washing machine, space for appliances, built-in cupboards.

Bedroom One

Double glazed window to the front.

Bedroom Two

Double glazed window to the rear, built-in wardrobe with cupboards above.

Bedroom Three

Double glazed window to the side.

Bathroom

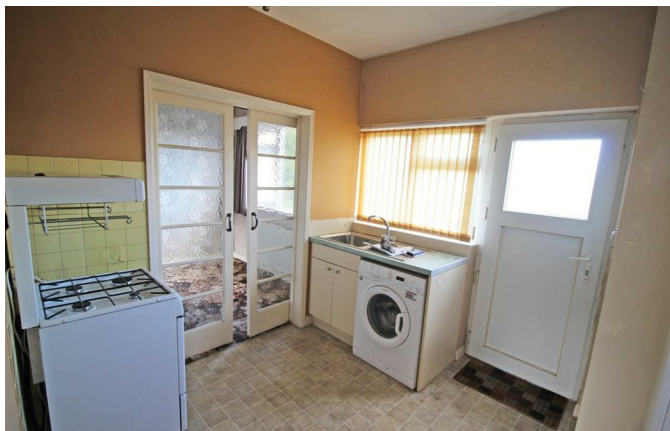
Double glazed window to the rear, panelled bath, pedestal wash hand basin, low level WC, built-in cupboard.

Outside

The bungalow enjoys gardens to the front being lawn, flower borders and path to the front door. The rear gardens are laid to lawn with steps down from the property.

Garage & Parking

To the side of the property is a single garage with metal up and over door and parking in the front.



Miscellaneous items

EPC: D
Council Tax: D
Utilities: All main services
Authority:
Tenure: Freehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

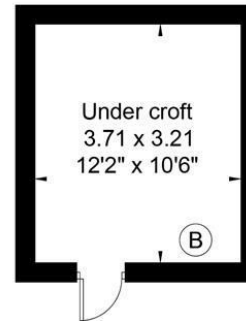
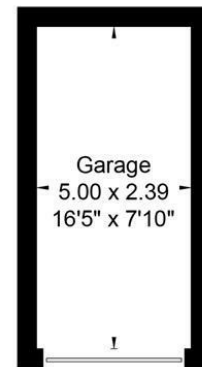
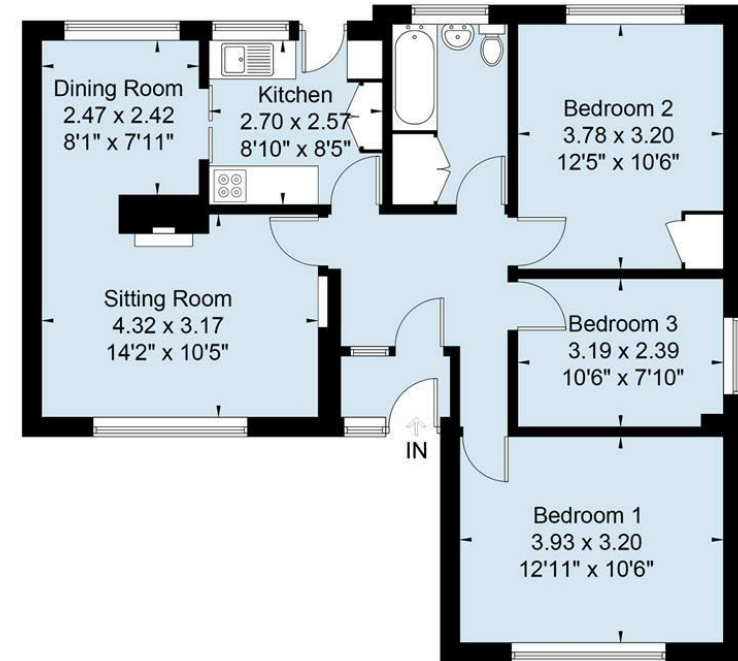
Gross Internal Area = 77.3 sq m / 832 sq ft

Garage = 12 sq m / 129 sq ft

Undercroft = 12.2 sq m / 131 sq ft

Total = 101.5 sq m / 1092 sq ft

room



(Not Shown In Actual Location / Orientation)

Lower Ground Floor Ground Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

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