



Stirtingale Road, Bath
£325,000





31 Stirtingale Road

Bath, Bath And North East Somerset, BA2 2NF

A Well Maintained Two Bedroom End Terraced House Set In a Very Desirable & Sought After Location, With Stunning Views And Generous Sized Gardens. The Property Boasts A Recently Installed Kitchen With Appliance And A Refitted Bathroom.

- Highly Desirable Location
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Stunning City Vistas
- Modern Kitchen With Appliances
- Utility & Cloakroom
- Dual Aspect Sitting Room
- Modern Bathroom
- Large Side & Rear Garden



The Property

This property offers spacious accommodation and is a gardeners favourite with a large garden with fruit trees, shrubs, secluded areas and impressive views. The garden is incredibly versatile and can be utilised in many ways for those who like vegetable production, keeping chickens perhaps or even creating a space for entertaining guests while admiring the views. An ideal property for those wishing to work from home. There ample space to install a garden studio or indeed extend the existing footprint. Set back from the road with space to play in front of the house, this end terraced property provides plenty of family accommodation with a welcoming entrance hall with storage cupboard under the stairs.

The recently installed kitchen is a great space enjoying wonderful views over the garden, with direct access to an extensive wrap around deck. The kitchen has plenty of storage cupboards, a induction hob with cooker hood, a electric oven and an integral dishwasher. The dual aspect sitting room with feature fireplace is full of natural light and has a pleasant outlook over the city and the garden.

The first floor has two double bedrooms. Views to the rear are impressive with sunrise and sunset over the city and towards Bristol; the outlook across the rear garden changes with the seasons with a range of flowering shrubs. Upstairs has a full bathroom with airing cupboard.

The Situation

Stirringale road is through road situated off of Englishcombe Lane on a regular bus service. The property is situated equal distance between Moorland Road and Bear Flat with a number of supermarkets, restaurants, bars and cafes on the doorstep. Furthermore, the city centre with an abundance of leisure and shopping amenities is approximately a 35 minute walk or a short bus journey.

There are several GP surgeries within the area, a dental practice and the local health centre can be found at Junction Road.

Oldfield Park Infants and Junior School plus Moorfields Primary School are within easy walking distance, whilst the many Bath secondary schools are also easily accessible.

The properties position on the southern slopes provides for some stunning city vistas, to the rear.

Entrance Hall

Double glazed front door & side panel, stairs to first floor, under stair cupboard, tiled floor.

Sitting/Dining Room

Dual aspect room with double glazed window to front, double glazed French doors giving access to a wrap around deck to the rear, laminate flooring, feature fireplace.

Kitchen

Double glazed window with stunning views, a range of wall and base units with wooden work tops over, inset belfast sink with mixer tap, inset electric hob and oven under, stainless steel cooker hood over, space for free standing fridge/freezer, integral dishwasher, built-in larder cupboard, tiled floor.

Rear Lobby

Wooden door to outside.

Cloakroom

Wood casement window, low level WC, corner wash hand basin, tiled floor.

Utility Room

Double glazed window, plumbing for washing machine, space for appliance, tiled floor.

First Floor Landing

Double glazed side window, access to loft space, built-in airing cupboard.

Bedroom One

Large double glazed window with stunning City views, laminate flooring.

Bedroom Two

Two double glazed windows to the front, built-in cupboard, laminate flooring.

Bathroom

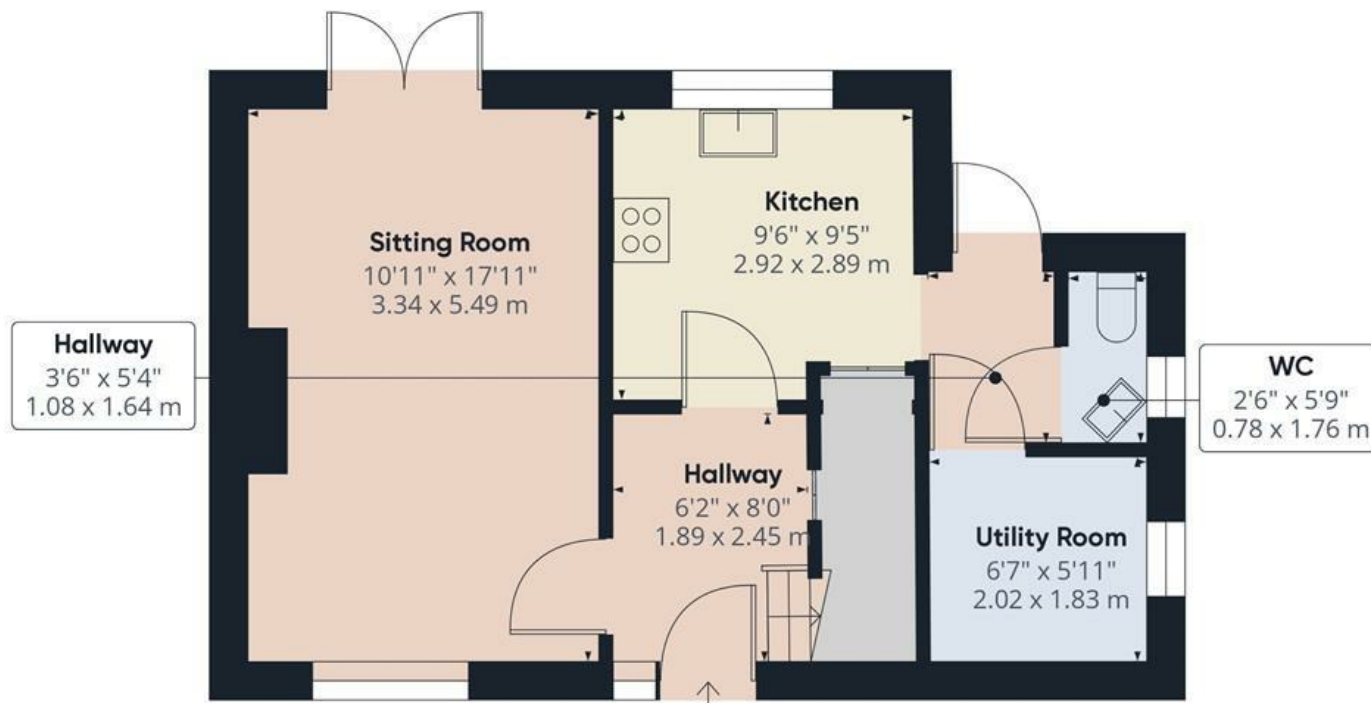
Double glazed window, modern panelled bath with shower boarding surround and rainfall shower head over, vanity wash hand basin with cupboard under, low level WC.

Outside

Approached by a pedestrian path to the front is a area of lawn and stepped path leading to the front door. To the side is a gate which leads to the side and rear garden. The garden at the rear is laid mainly to lawn with secluded areas of patio and large wrap around deck affording some stunning city vistas. Mature trees and shrubs.

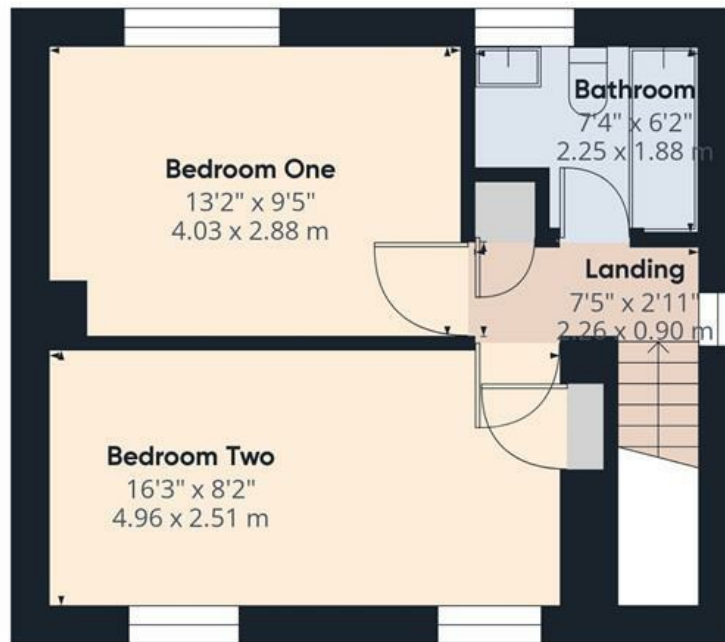






Floor 0

Approximate total area⁽¹⁾
775.53 ft²
72.05 m²



Floor 1

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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- * 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.

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Miscellaneous items

EPC: D

Council Tax: C

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

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