



Elliston Drive, Bath
£485,000 Offers In Excess Of





22 Elliston Drive

Bath, BA2 1LU

A Well Presented & Much Improved Three Bedroom Detached Family Home At The Head Of A Quite Cul-De-Sac Close To Local Amenities, Enjoying Splendid Panoramic Views To The Front, Landscaped Gardens & Two Garages.

- Detached Family Home
- Modern Kitchen & Bathroom
- Landscaped Gardens
- Cul-De-Sac Location
- Sitting Room With Stunning Views
- An Abundance Of Off Street Parking
- Two Attached Garages (One With Workshop)
- Large Conservatory
- Immaculate Condition



The Property

A well presented and much improved three bedroom detached family home at the head of a quite cul-de-sac benefitting from two attached garages (one with eaves storage/workshop, landscaped gardens and a good sized conservatory. Accommodation comprises of hall, good sized sitting room with splendid vistas, modern kitchen/diner with appliances, large conservatory on the ground floor. The first floor has three bedrooms and a modern family bathroom, additionally the property has oak internal doors, contemporary feature radiators & a summerhouse complete with power and light.

The Situation

Situated on the southern slopes of Bath with amenities available at the local shopping parade within 0.5 miles. Views from the property stretch across towards Lansdown with the city centre within 1.5 miles. There is also a frequent local bus service to the city centre via Moorland Road close by in Sladebrook Road.

With regards to schools, Oldfield Park Junior School and Southdown School are within easy walking distance, whilst the many Bath secondary schools are also easily accessible.

Hall

Double glazed front door, stairs to first floor.

Sitting Room

Double glazed bay windows to front with views, two feature radiators, under stair cupboard, laminate flooring.

Kitchen/Diner

Double glazed window, double glazed french doors to conservatory, a range of wall and base units with laminate work tops over, inset one and a half bowl sink with mixer tap, inset gas hob with stainless steel cooker hood over, double built-in electric oven, plumbing for washing machine, integral fridge & freezer, wall mounted gas boiler, laminate flooring, space for table & chairs.

Conservatory

Double glazed construction on a dwarf wall with sliding doors to outside, feature radiator.

First Floor Landing

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

Bedroom One

Double glazed window with stunning views across Bath, double built-in wardrobe.

Bedroom Two

Double glazed window overlooking the rear garden, built-in wardrobe.

Bedroom Three

Double glazed window with stunning views across Bath.

Bathroom

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

Outside

To the front is a low maintenance gravel garden with path leading to the front door, bordered by a driveway on each side providing an abundance of off street parking. To the rear is a landscaped low maintenance garden with large patio, steps leading up to a gravelled garden with borders containing various shrubs and plants, summer house with power and light walled & fenced to the boundaries.

Garages & Parking

To the left is a single attached garage which has been divided into two with bin/bike storage to the front and utility & work bench to the rear with personal door to garden. The second garage to the right is a large single garage (irregular shape) with power light and a fold away set of steps that lead to a workshop complete with power and light. Additionally there is an electric automatic door to the front and a door leading to the garden at the rear.



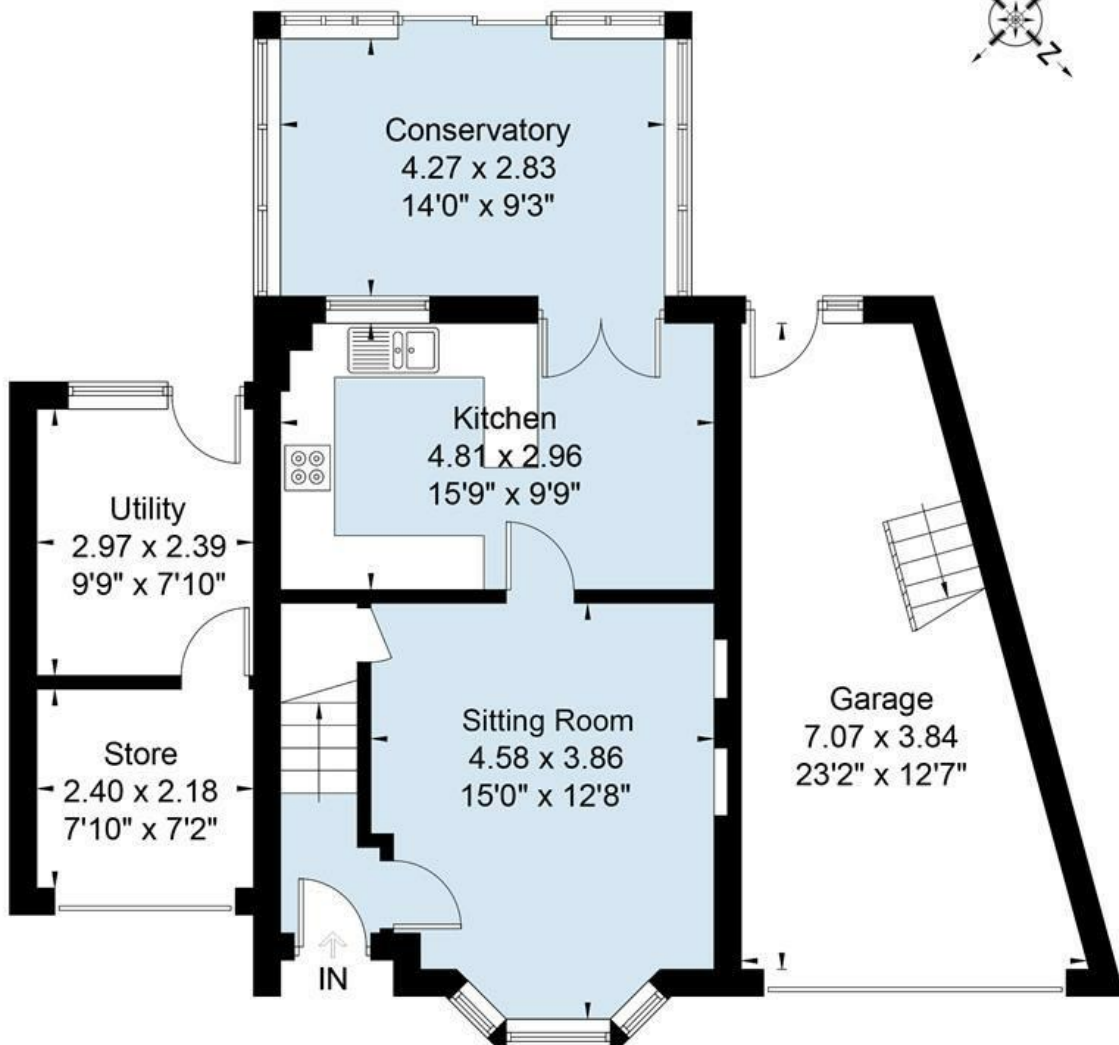


Approximate Gross Internal Area = 82.3 sq m / 886 sq ft

Store & Utility = 12.7 sq m / 137 sq ft

Garage = 27.0 sq m / 290 sq ft

Total = 122.0 sq m / 1313 sq ft



Ground Floor



First Floor

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: C

Council Tax: D

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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