



£415,000.

Faulkland Road, Bath, BA2 3LS.

An excellent opportunity has arisen to purchase this substantial stone built 3 double bedroom Edwardian bay fronted property believed to date from 1902. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, three double bedrooms, an ensuite and further bathroom.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this substantial stone built 3 double bedroom Edwardian bay fronted property believed to date from 1902. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, three double bedrooms, an ensuite and further bathroom. Externally the front garden is landscaped with trees and shrubs. The rear garden is also landscaped and secluded with various patio areas. The property offers very good access to a selection of shops and cafés nearby on Moorland Road. There is a brand new gym nearby as well as the Linear cycle path. Local restaurants include The Moorfields and The Moorland Gate. There is very good access to the City Centre, The Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Lobby:

Part glazed wooden door to front aspect, window over, gas meter, fuse box, dado rail and ornamental ceiling cornice.

Entrance Hall:

Period style wooden door with stained glass to front aspect, radiator, dado rail, ornamental ceiling cornice, stripped floorboards, stairs rising to first floor landing.

Lounge: 3.39m x 3.50m

UPVC double glazed window to front aspect, radiator, ornamental ceiling cornice and picture rail.

Dining Room: 3.59m x 3.74m

UPVC double glazed window to rear aspect, radiator, period style fireplace, picture rail, understairs cupboard, pleasant aspect towards garden.

Kitchen: 2.19m x 5.15m

Door to side aspect, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, radiator. Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, plumbing for washing machine, tiled splashbacks. Vaillant gas boiler, floor tiles.

First Floor Landing:

Stairs to all floors, ornamental banister, dado rail.

Bedroom: 4.38m x 3.52m

2x UPVC double glazed windows to front aspect, radiator, picture rail, pleasant aspect towards street.

Bedroom: 2.80m x 3.79m

UPVC double glazed window to rear aspect, radiator, picture rail, laminated flooring.

Bathroom:

UPVC double glazed window to rear aspect, radiator, pedestal wash basin, panelled bath with shower over and WC.

Second Floor Landing:

UPVC double glazed window to rear aspect, spectacular views.

Bedroom: 3.23m(max) x 5.94m(max)

UPVC double glazed window to rear aspect, Velux window to front aspect, radiator, eaves storage, spectacular views towards Sion Hill.

En-suite:

Velux window to front aspect, radiator, pedestal wash basin, shower cubicle with Mira electric shower, WC, tiled splashbacks.

Front Garden:

Landscaped low maintenance front garden with small trees and shrubs.

Rear Garden:

Secluded landscaped rear garden with mature trees and shrubs. Various patio areas, rear pedestrian access.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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4 Faulkland Road
Bath
BA2 3LS

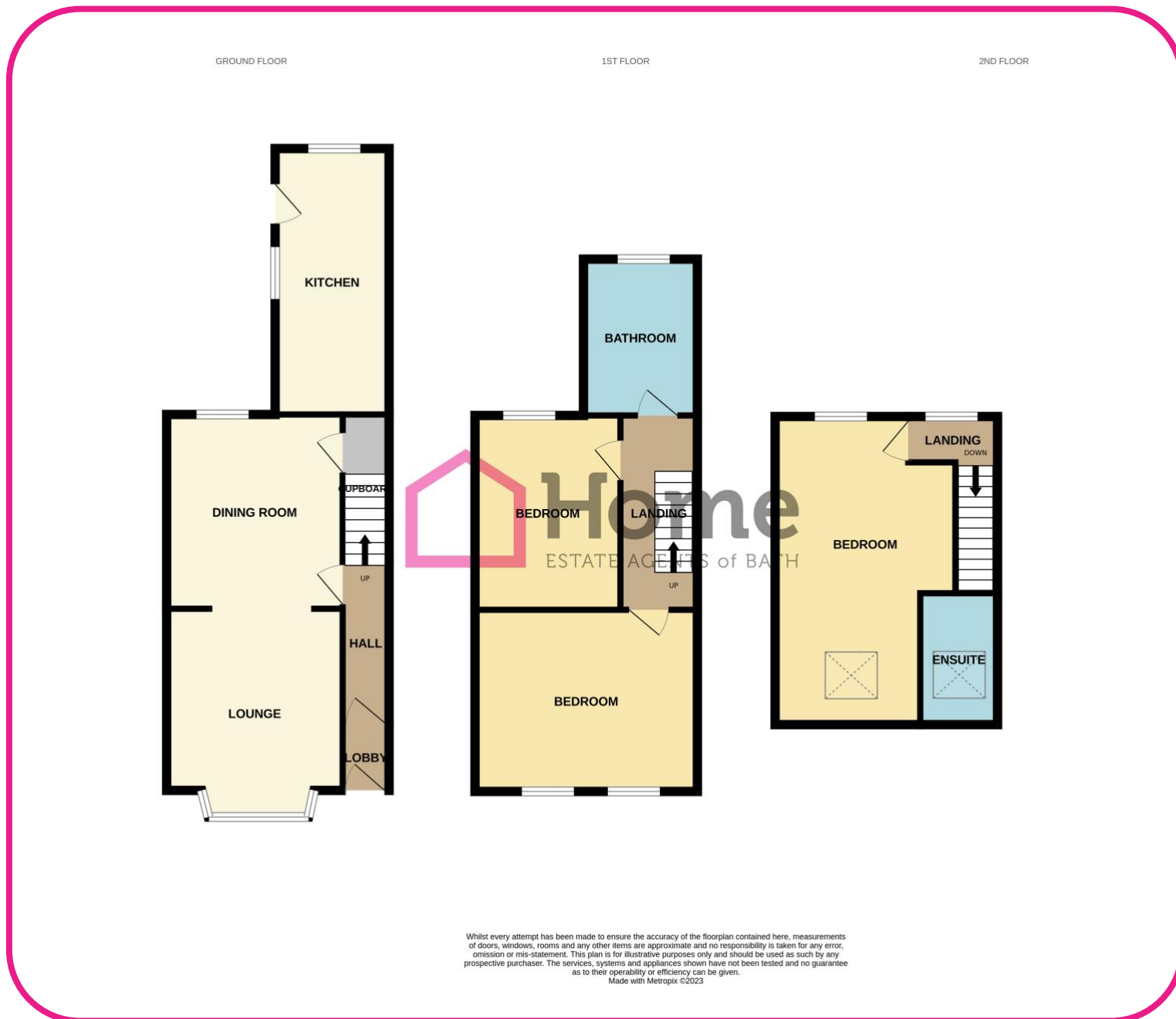
Call now, visit us in
branch or go online to
book your viewing.

01225 463006

sales@ahae.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



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