



King Georges Road, Bath, BA2 1BJ.

£325,000

Energy Efficiency Rating: TBC

Home Estate Agents are very excited to bring to the market this recently upgraded three double bedroom end of terrace property situated in a sought after location. The benefits include gas heating, double glazing and an abundance of modern character. The property briefly comprises a hall, lounge, kitchen/dining room, cloakroom, conservatory, three good sized bedrooms and bathroom.



Home Estate Agents are very excited to bring to the market this recently upgraded three double bedroom end of terrace property situated in a sought after location. The benefits include gas heating, double glazing and an abundance of modern character. The property briefly comprises a hall, lounge, kitchen/dining room, cloakroom, conservatory, a well proportioned stairwell, three good sized bedrooms and a recently installed quality bathroom. The property is situated directly adjacent to Oldfield Park and the Linear Cycle Path. The shops and cafés of Moorland Road are within close proximity. There is an abundance of good restaurants in the area such as the legendary Café 84 and The Moorfields. The property offers extremely good access to the City Centre, the Universities and Bristol beyond. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall: -

Partial ornamental double glazed door to front aspect, two radiators, built in cupboard, under stairs cupboard containing fuse box, gas meter, electric meter, stairs rising to first floor landing.

Cloakroom:

Double glazed window to front aspect, wash hand basin, ceiling cornice, low flush WC, built in shelving, floor tiles.

Lounge: 3.38m x 4.42m

Double glazed patio double doors to rear aspect, radiator, fireplace surround, real flame gas fire, TV point.

Kitchen/Dining Room:

Partial double glazed door to rear aspect, double glazed window to rear aspect, double glazed window to front aspect, radiator, range of base and wall mounted units, 1 ½ bowl stainless steel single drainer unit, integrated gas hob, integrated freezer, integrated fridge, splashbacks, Canadian oak wooden laminate floor, views towards Sion Hill and Northern Slopes.

Conservatory:

Double glazed door to rear aspect, double glazed window to rear aspect, plumbing for washing machine, floor tiles, pleasant aspect towards garden.

First Floor Landing:

Ornamental banister ornamental six panel doors to all rooms.

Bedroom: 3.88m x 2.92m

Double glazed window to rear aspect, radiator, pleasant aspect towards garden and south of City.

Bedroom: 2.64m x 4.24m

Double glazed window to rear aspect, radiator, pleasant views towards the trees and the park.

Bedroom: 2.68m x 1.99m

Double glazed window to front aspect, radiator, views towards Northern Slopes.

Bathroom:

UPVC double glazed window to front aspect, underfloor heating, wash basin within vanity unit, panelled bath with shower over, WC heated towel rail, cupboard containing gas boiler, wall tiles and floor tiles.

Rear Garden:

Secluded south facing rear garden, pleasant lawn surrounded by low wall, landscaped with low maintenance areas of patio, rockery and ornamental gravel, secure concrete storage shed, flower beds and shrubs, side pedestrian access, garden pond.

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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42 King Georges
Road
Bath
BA2 1BJ

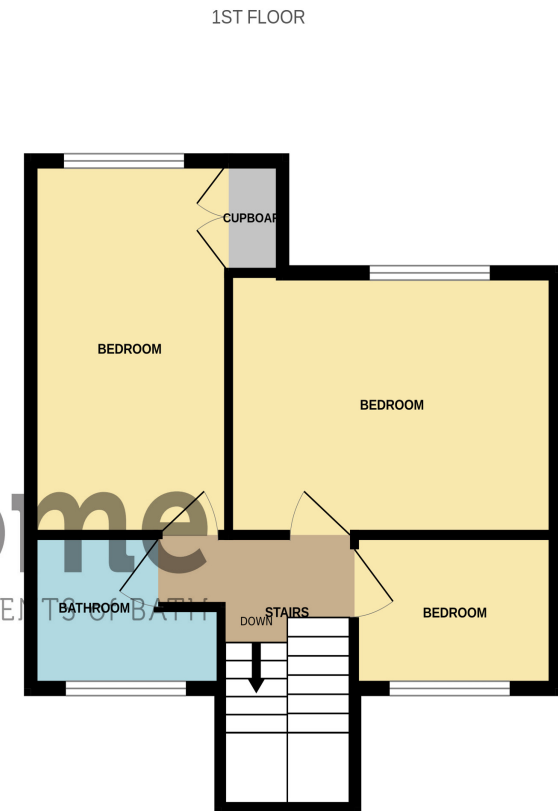
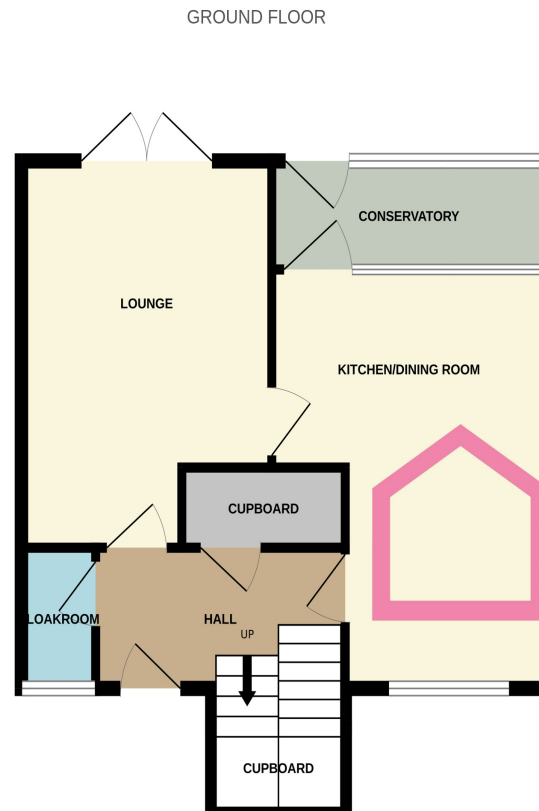
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branch or go online
to book your viewing.

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🐦 @at_home_bath

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Bath, BA2 3PL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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