



£400,000

Energy Efficiency Rating: TBC

## Vernon Park, Bath, BA2 3DD.

An excellent opportunity has arisen to purchase this substantial stone-built end of terrace three bedroomed bay fronted, Victorian property offered to the market for the first time since the mid 1950s. The sizeable accommodation briefly comprises:- Entrance hall, lounge, dining room, kitchen, garden room, bathroom, 3 bedrooms, workshop, large garage and spacious store to the side.







An excellent opportunity has arisen to purchase this substantial stone-built end of terrace three bed roomed, bay fronted Victorian property offered to the market for the first time since the mid 1950s. Whilst Vernon Park appeared on the city map at the end of the 1880s, the first occupants are registered in the Local directory in the mid 1890s. The sizeable accommodation briefly comprises; Entrance hall, lounge, dining room, kitchen, garden room, bathroom, 3 bedrooms, workshop, large garage and spacious store to the side. The property is close by to Oldfield Park and the Linear Park Cycle Path. There are many 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.

**Entrance Porch:**

Entered via replacement front door, gas and electric meter cupboard, glazed door to :-

**Entrance Hall:**

Stairs rising to first floor landing, radiator, understairs storage cupboard, doors to kitchen and dining room and door to:-

**Lounge: 3.98m x 3.40m**

Double glazed bay window to front aspect, 3 x radiators, coved cornices, fitted gas fire (currently disconnected.)

**Dining Room: 3.87m x 2.90m**

Window to rear aspect, radiator, fitted gas fire. (currently disconnected.)

**Kitchen: 2.46m x 2.00m** Double drainer stainless steel sink unit with cupboards under, further base level and wall units, gas cooker point, radiator, window to side aspect and door to side with further door to:-

**Inner Lobby: 1.36m x 0.75m**

Double glazed window to side aspect and door to:-

**Bathroom: 2.12 x 1.66m**

Modern suite of white low flush WC, wash hand basin, walk in shower cubicle with electric shower, tiled walls and flooring. Radiator, heated towel rail, double glazed window to rear aspect, extractor fan.

**Garden Room: 2.38m x 2.37m**

Double glazed window and door to rear, door to: -

**Lobby:**

Access to utility area with plumbing for washing machine and double glazed window to rear, sliding door to workshop.

**Workshop: 4.39m x 2.84m**

Double glazed window to rear aspect, fitted power and light and door to spacious garage.

**Garage:**

Fitted power and light. Up and over door and door to front aspect

**First Floor Landing:**

Access to loft, doors to: -

**Bedroom: 4.52m x 3.25m**

2 x double glazed windows to front aspect, radiator, range of fitted wardrobes with sliding doors.

**Bedroom: 3.91m x 2.91m**

double glazed window to rear aspect, radiator, cupboards housing Worcester gas combi boiler.

**Bedroom: 2.48m x 2.10m**

Double glazed window to rear aspect, radiator.

**Parking/Garage: 5.37m x 3.80m**

Tarmac driveway giving off road parking for numerous vehicles. Access to attached garage with up and over door.

**Front Garden:**

Raised flower borders, door giving access to side Store (8.84m(max) x 2.76m(max)) with potting stone to the front, various useful sections and door to rear.

**Rear Garden:**

Spacious rear gardens laid to patio with steps up to large, cultivated area with mature shrubs and bushes. Access to the Cycle Track

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@aheda.co.uk](mailto:sales@aheda.co.uk)*

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