



 Home  
ESTATE AGENTS OF BATH

£435,000

Energy Efficiency Rating: E

## Crandale Road, Bath, BA2 3HX.

Home Estate Agents are favoured with the instructions to market this well located 4 bedroomed end of terraced, fully licenced HMO in the heart of Oldfield Park with plenty of scope with the appropriate permissions to upgrade to a 5/6 bedroom HMO. The property is currently let for the 2023/2024 academic year, raised an annual gross income of £23,760 (5.46% gross).



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#### **Entrance Hall**

Entered via hardwood front door, laminate flooring, radiator, coved cornices and archway, door to lounge and door to bedroom. Stairs rising to first floor landing.

#### **Bedroom: 4.52m (into bay) x 3.10**

Bay window to front aspect, radiator, coved cornices.

#### **Communal Lounge: 4.16m x 3.61m**

Window to rear aspect, attractive fireplace with surround, laminate flooring, TV point, radiator, understairs recess and access to :-

#### **Kitchen: 3.54m x 2.48m**

Fitted modern kitchen with matching 'Shaker' style wall mounted and floor standing units. Five ring gas hob with oven below, fitted work surfaces, tiled splashbacks, tiled flooring, radiator, plumbing for washing machine, cupboard housing gas boiler, double glazed window and door to side.

#### **Shower Room: 2.42m x 1.64m**

Upgraded shower room with large walk in shower tray with mixer shower over, glass splash screen, white wash hand basin with mixer tap within vanity unit, double glazed window to rear aspect, tiled flooring, extractor fan, sliding door to:-

#### **Separate WC**

Upgraded white low flush WC, chrome towel radiator, tiled flooring, double glazed window to rear aspect.

#### **First Floor Landing:**

Original blanket cupboard, access to loft space, doors to:-

#### **Bedroom: 4.21m x 3.61m**

Double glazed windows to front aspect, pretty, original fireplace, shallow wardrobe, double radiator.

#### **Bedroom: 3.63m x 2.46m**

Double glazed window to rear aspect, radiator, fireplace.

#### **Bedroom: 3.41m x 2.51m**

Double glazed window to rear aspect, double panelled radiator, fireplace.

#### **Outside:**

Retaining front wall, quarry tiled path to front door, low maintenance front garden, walled side garden.

#### **Rear Gardens:**

Concrete driveway giving off road parking and access to attached single garage. Retaining wall and fencing, garden laid to low maintenance patio and borders, path with gate to rear.

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

**[www.ahaea.co.uk](http://www.ahaea.co.uk)**

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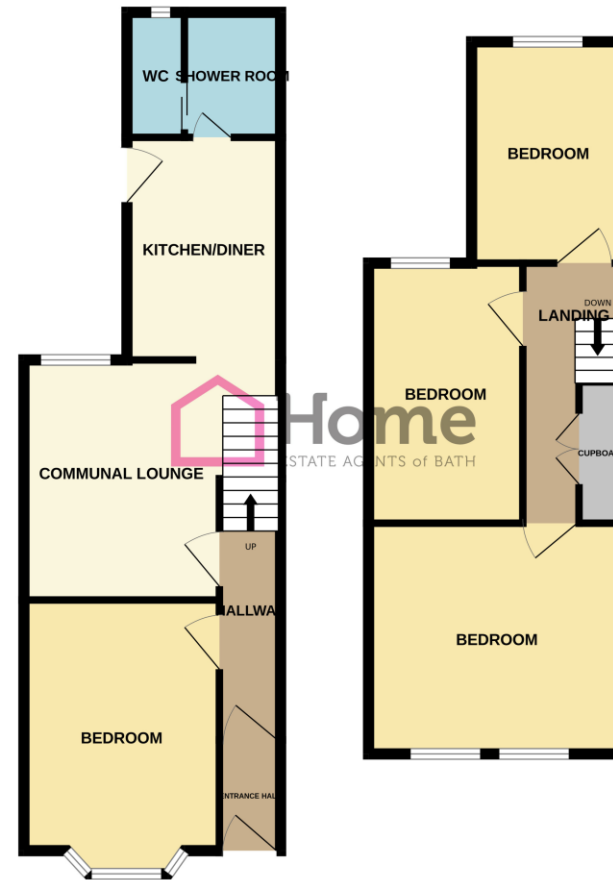
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 **Home**  
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GROUND FLOOR

1ST FLOOR



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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