



£350,000

## Canons Close, Bath, BA2 2LN.

Home Estate Agents are favoured with the instructions to market this spacious, 3 bedroom semi-detached family home situated in an elevated and popular residential area of Kingsway. The property benefits from gas central heating, double glazing, 2 reception rooms, parking, garaging and neat gardens to the front and rear. NO ONWARD CHAIN.

Energy Efficiency Rating: TBC





An excellent opportunity has arisen to purchase this superb three bedroom semi detached property situated in a highly sought after cul de sac location within Kingsway and believed to date from around 1976. The benefits include an abundance of retro character, spectacular views, gas heating, double glazing, parking and garage. The property briefly comprises a hall, lounge, kitchen, dining room, utility room, landing, three bedrooms and a bathroom. Externally, there is off road parking as well as flat gardens to front and rear. Whilst there is open countryside in very close proximity, there are numerous transport links. The shops and restaurants of Moorland Road are nearby as well as various gyms and the Linear Park Cycle Path. Local restaurants include The Moorfields and the legendary Café 84. There is particularly good access to the city centre, the Universities and Bristol beyond. Early viewing is strongly advised.

#### Entrance Porch:

Entered via replacement front door, double glazed window to front aspect, door to:

#### Entrance Hall:

Stairs rising to first floor level, Ideal Classic gas central heating boiler, radiator, under stairs cupboard. Door to kitchen and door to:

#### Lounge: 3.77m x 3.54m

Large floor to ceiling double glazed window to front aspect, TV point, radiator, coving, access to:

#### Dining Room: 3.22m x 2.63m

Double glazed window to rear aspect, double panel radiator, coving, glazed access and door to:

#### Kitchen: 3.20m x 2.47m

Modern fitted kitchen with single drainer stainless steel sink unit with mixer tap over, range of base level and wall units, electric cooker point with extractor fan over, fitted work surfaces, tiled splashbacks, space for fridge freezer, plumbing for dish washer and washing machine, double glazed door and window to:

#### Utility Room: 1.61m x 2.40m

With fitted units, space for dryer, fitted light and power, glazed windows to side and rear aspects, ½ glazed door to rear garden.

#### First Floor Landing:

Double glazed window to side aspect, access to loft, airing cupboard with hot water tank, doors to:

#### Bedroom One: 3.73m x 3.15m

Double glazed window to front aspect, range of fitted wardrobes and vanity unit, radiator and coving.

#### Bedroom Two: 3.55m x 2.59m

Double glazed window to rear aspect with far reaching views, radiator, coving, built in wardrobes with sliding doors.

#### Bedroom Three: 2.81m x 2.22m

Double glazed window to front aspect, over stairs cupboard, radiator.

#### Bathroom: 2.36m x 1.68m

Coloured suite of panelled bath with mixer shower over, low flush WC, wash hand basin, radiator, tiled walls, double glazed window to rear aspect.

#### Garage/ Parking:

Single garage en-bloc close with a private driveway.

#### Front Garden:

Open plan front garden laid to lawn with shrubs and flower boarders.

#### Rear Garden:

Neat, landscaped rear gardens, laid to lawn with mature shrubs and flower boarders, 2 garden stores and green house

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

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or go online to book your  
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 **Home**  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



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