



 Home  
ESTATE AGENTS OF BATH

£270,000

## Rush Hill, Bath, BA2 2QS.

An excellent opportunity has arisen to purchase this substantial stone built two double bedroom property believed to date from the 1880s. The benefits include gas heating, double glazing and a private driveway. Early viewings are strongly advised, please call 01225 463006 to arrange a viewing.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this substantial stone built two double bedroom property believed to date from the 1880s. The benefits include gas heating, double glazing and a private driveway. The property briefly comprises a lounge, dining room, kitchen, utility room, porch, two double bedrooms and a bathroom. Externally there is a private driveway to the front as well as a patio area. To the rear, there is a long garden with views laid to patio and lawn. The property is located in an enviable position just on the edge of the City and adjacent to the open Countryside. The shop and restaurants of Moorland Road are in close proximity. There are various new gyms nearby as well as the Linear Park Cycle Path. Local restaurants include The Moorfields as well as the legendary Café 84. The property also offers extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

#### **Entrance Porch**

UPVC part glazed door to front aspect, UPVC double glazed windows to front and side aspects, gas meter, spectacular panoramic views.

#### **Lounge: 4.26m x 3.06m**

UPVC double glazed window to front aspect, radiator, fireplace surround, gas fire, shelving, coving, laminate flooring, spectacular panoramic views towards Somerset Place, Cavendish Crescent, Lansdown Crescent.

#### **Dining Room: 4.25m(max) x 3.32m**

Glazed wooden doors to rear and side aspect, radiator, understairs cupboard, further built in cupboards, coving and laminate flooring.

#### **Kitchen: 1.99m x 3.68m**

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated hob, cooker, integrated cooker hood.

#### **Utility Room: 1.85m x 1.28m**

Glazed door to rear aspect, built in cupboards, plumbing for washing machine.

#### **Shower Room:**

UPVC double glazed window to rear aspect, radiator, wash basin, shower with Mira electric shower unit, WC, heated towel rail, wall tiles.

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

Period style doors to rooms, loft access.

#### **Bedroom: 4.28m x 3.08m**

UPVC double glazed window to front aspect, radiator, wooden floorboards, spectacular panoramic views towards the countryside, Somerset Place, Cavendish Crescent, Lansdown Crescent and Royal Crescent.

#### **Bedroom: 3.39m x 3.34m**

UPVC double glazed window to rear aspect, built in cupboard containing immersion tank, further built in cupboards and shelving, wooden floorboards pleasant aspect towards garden.

#### **Parking:**

Private driveway to the front.

#### **Front Garden:**

Low maintenance patio area with landscaping, shrubs and mature hedge, spectacular panoramic views.

#### **Rear Garden:**

Long garden laid mainly to lawn and landscaping, patio areas, outside tap, wooden fencing, spectacular panoramic views towards Somerset Place, Cavendish Crescent, Lansdown Crescent and Royal Crescent.

*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)*

[www.aheda.co.uk](http://www.aheda.co.uk)

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branch or go online to  
book your viewing.

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