



£259,500

Energy Efficiency Rating: D

## Redland Park, Bath, BA2 1SJ.

Home Estate Agents of Bath are pleased to offer this well maintained and recently upgraded, 3 bedroomed terraced family home situated on this popular development. The benefits include gas heating via combi boiler, double glazed windows throughout, upgraded shower room with walk-in shower, kitchen with fitted appliances and excellent decorative order throughout.



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**Entrance Porch:**

Entered via double glazed and leaded light front door, double glazed and leaded light windows to front and side aspect, tiled flooring.

**Entrance Hall:**

Entered via double glazed front door, stairs rising to first floor landing, laminate flooring, radiator, understairs cupboard, double panelled radiator, downlights, white panelled door to :-

**Lounge/Diner: 6.55m x 3.85m**

Feature inset electric fire with hearth and mantle piece, leaded light double glazed bow window to front aspect, TV point, laminate flooring, coved ceiling, radiator.

**Diner Area:**

Laminate flooring, radiator, double glazed patio doors to rear, white panelled door to :-

**Kitchen: 3.04m x 2.67m**

Modern fitted kitchen with full range of base level cupboards and drawers, matching wall units, integrated fridge freezer and dishwasher, inset stainless steel sink with mixer tap over, fitted work surfaces with 4 ring gas hob, matching stainless steel electric double oven, stainless steel canopy extractor hood, cupboard containing Worcester gas combi boiler, tiled splashbacks, inset

downlights, double glazed door and window to rear and side aspect.

**First Floor Landing:**

Access to loft space with ladder, fitted light and power, fitted down lights, white panelled doors to :-

**Bedroom: 3.69m x 3.05m**

Leaded light double glazed window to front aspect, full range of fitted wardrobes, top boxes and bridging unit.

**Bedroom: 3.43m x 2.76m**

Double glazed window to rear aspect, radiator, far reaching views, fitted downlights.

**Bedroom: 2.65m x 2.67m**

Leaded light double glazed window to front aspect.

**Shower Room: 2.18m x 1.68m**

Upgraded shower room with walk in shower cubicle with white tray, sliding glazed doors, mixer shower over, extractor fan, inset wash hand basin with vanity unit under, low flush WC with concealed cistern, chrome towel radiator, tiled walls and flooring, fitted recess with glazed shelving, fitted downlights, double glazed window to rear aspect.

**Front Garden:**

Steps down and gate to low maintenance front garden with retaining wall and trellis fencing.

**Rear Garden:**

Low maintenance rear garden with path, fencing and gate to the rear, block built store, steps up to raised patio area.

**Parking:**

Parking to the front.

*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)*

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

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or go online to book your  
viewing.

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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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