



£325,000

## Rooksbridge Walk, Bath, BA2 1BS.

An excellent opportunity has arisen to purchase this well proportioned three bedroom property situated in a highly sought after city location and believed to date from 1971. The benefits include gas heating, double glazing and spectacular views. Early viewings are strongly advised, please call 01225 463006.

Energy Efficiency Rating: TBC



An excellent opportunity has arisen to purchase this well proportioned three bedroom property situated in a highly sought after city location and believed to date from 1971. The benefits include gas heating, double glazing and spectacular views. The property briefly comprises an entrance hall, lounge, kitchen/dining room, three bedrooms and a bathroom. The south facing rear garden is laid mainly to lawn with patio areas and concrete storage building. Constructed as part of the modernist Lansdown View development, the property benefits from exceptionally good access to the shops and cafés of Moorland Road. The Linear Park Cycle Path and various new gyms and in close proximity. Local restaurants include The Moorfields and The Moorland Gate. There is extremely good access to the Universities, the City Centre and Bristol beyond. Early viewings are strongly advised.

**Entrance Hall:**

Double glazed door to front aspect, radiator, built in cupboard, understairs cupboard containing fuse box, electric meter, gas meter, retro banister, stairs rising to first floor landing.

**Cloakroom:**

UPVC double glazed window to front aspect, radiator, pedestal wash basin, tiled splashbacks, WC.

**Lounge: 3.36m(max) x 4.39m(max)**

UPVC double glazed sliding patio doors to rear aspect, radiator, pleasant south facing aspect towards garden.

**Kitchen/Dining Room: 3.68m(max) x 4.89m(max)**

UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect, UPVC double glazed window to front aspect. Radiator, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated electric cooker, integrated gas hob, tiled splashbacks, pleasant south facing aspect towards garden.

**First Floor Landing:**

Radiator, built in cupboard containing Worcester gas boiler, retro banister.

**Bedroom: 2.66m x 4.26m**

UPVC double glazed window to rear aspect, radiator, built in cupboard, loft access, pleasant south facing aspect towards garden.

**Bedroom: 3.73m x 2.88m**

UPVC double glazed window to rear aspect, radiator, built in cupboard, pleasant south facing aspect towards garden.

**Bedroom: 2.69m x 2.01m**

UPVC double glazed window to front aspect, radiator, built in cupboard, spectacular views towards Lansdown Crescent, Sion Hill and the Northern Slopes.

**Bathroom:**

UPVC double glazed window to front aspect, radiator, pedestal wash basin, panelled bath with shower over, WC, tiled splashbacks, wall tiles.

**Rear Garden:**

Laid mainly to lawn with patio areas and landscaping, solid concrete store buildings, rear pedestrian access.

*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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7 Rooksbridge Walk  
Bath  
BA2 1BS

Call now, visit us in branch  
or go online to book your  
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 01225 463006

 sales@ahae.co.uk

 @at\_home\_bath

 @Home Estate Agents  
13 Moorland Road,  
Bath, BA2 3PL



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