



£415,000

Energy Efficiency Rating: D

Lymore Avenue, Bath, BA2 1BB.

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Known to us for many years, this stunning 1890s three bedroom gem is one of the most well configured properties we have marketed. The benefits include an abundance of historic character, south facing garden and a substantial secure garage. The property briefly comprises a lounge, reception room, kitchen/dining room, cloakroom, three bedrooms and a bathroom. The property is very well located for a selection of very good schools. There are various new gyms nearby as well as the Linear Park Cycle Path. The Oldfield Park Train Station is extremely accessible as are the shops and cafés of Moorland Road. Local restaurants include The Moorfields and the legendary Café 84. The street has a great deal of history and the famous composer Alberto Semprini was born immediately across the road in 1908. The property offers extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Lobby:

UPVC part double glazed door to front aspect, UPVC double glazed window over. Ceiling cornicing. Floor tiles. Gas meter.

Entrance Hall:

Part single glazed wooden door to front aspect with single glazed window over. Radiator. Ceiling cornicing. Electric meter. Fuse box. Stripped wooden floorboards.

Lounge: 3.56m x 3.23m

2 double glazed windows to front aspect. Radiator. 2 built in cupboards. Built in shelving. Ceiling cornicing. Picture rail. Stripped wooden floor boards. Wood burning stove.

Reception Room: 4.31m x 3.63m

Single glazed door to rear aspect with single glazed window over. Radiator. Built in shelving. Stripped floor boards. Ceiling cornicing. Picture rail. Door to: -

Cloakroom:

Pedestal wash hand basin, tiled splashbacks, WC.

Kitchen/Dining Room: 6.3m x 2.19m

Double glazed tri-fold doors to rear aspect. Double glazed window to side aspect. 2 Velux windows. Radiator. Range of base level and wall mounted units. 1 ½ bowl composite sink drainer unit with mixer tap over. Integrated gas hob, double oven and cooker hood. Integrated fridge, freezer and wine cooler. Gas boiler. Integrated dish washer, washing machine and tumble dryer.

First Floor Landing:

Period style banister. Loft access. Doors to all rooms.

Bedroom 1: 4.3m x 3.58m

2 double glazed windows to front aspect. Radiator. Ceiling cornicing. Picture rail. Views towards Lansdown Crescent.

Bedroom 2: 2.69m x 1.88m

Double glazed window to rear aspect. Radiator, south facing spect towards rear garden.

Bedroom 3: 3.1m x 2.3m

Double glazed window to rear aspect. Double glazed window to side aspect. Radiator, south facing aspect towards garden.

Bathroom:

Pedestal wash hand basin. Panelled bath with choice of shower options over. WC. Splashbacks, ornamental radiator, Laminate flooring.

Garage/Parking:

Large detached single garage with electronically operated up and over door. Fitted with power and light.

Front Garden:

Low maintenance front garden.

Rear Garden:

Generally, south facing with decked area. Laid mainly to lawn with gravelled area, flower beds and shrubs. Decked area.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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32 Lymore Avenue,
Bath,
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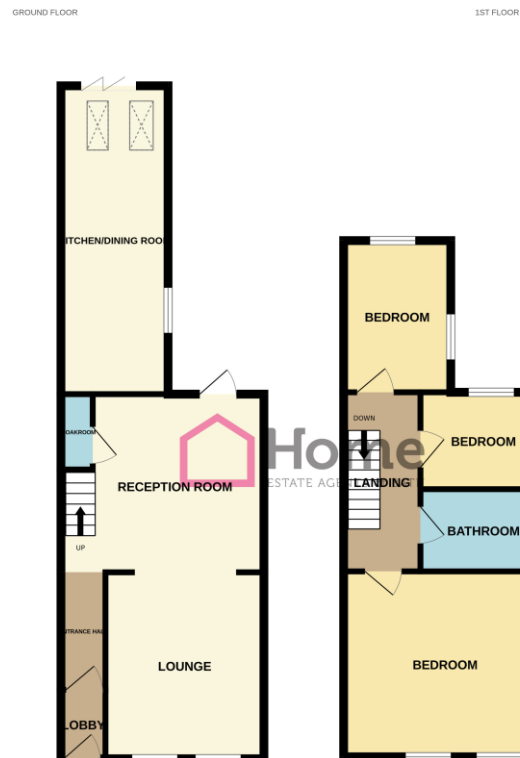
Call now, visit us in
branch or go online to
book your viewing.

 01225 463006

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