



£500,000

Energy Efficiency Rating: TBC

Cynthia Road, Bath, BA2 3QH.

Home Estate Agents of Bath are pleased to offer this substantial three bedroomed period terraced property, believed to date from the 1890s, situated in a popular residential location in Oldfield Park. The benefits include double glazing, an abundance of historic character and a south facing garden. Early viewings are strongly advised, please call 01225 463006 to arrange your appointment.



Home Estate Agents of Bath are pleased to offer this substantial three bedroomed period terraced property, believed to date from the 1890s, situated in a popular residential location in Oldfield Park. The benefits include double glazing, an abundance of historic character and a south facing garden. The property briefly comprises a lounge, dining room, kitchen, conservatory, three good sized bedrooms and a bathroom. To the front the low maintenance garden is laid mainly to patio. To the rear, the extensive south facing gardens are separated into various areas of lawn and patio with an amazing gazebo and lots of landscaping. The property is situated in a superb location near to a selection of sought after schools. There are various new gyms nearby and the Linear Park Cycle Path is in very close proximity. Local restaurants include The Moorfields and the legendary Café 84. There are many shops and cafés also nearby by on Moorland Road. There is very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Lobby:

Glazed door to front aspect, window over, built in cupboard containing gas meter, dado rail, ornamental ceiling, laminate flooring.

Entrance Hall:

Glazed door to front aspect, window over, built in cupboard containing electric meter and fuse box. Ornamental plasterwork and ceiling, electric heater, laminate flooring, stairs rising to first floor landing.

Lounge: 3.17m x 3.73m

UPVC double glazed bay window to front aspect, gas fire, built in wall ornamentation and shelving, ornamental ceiling.

Dining Room: 3.42m x 4.10m

Period style window to rear aspect, gas fire, built in cupboards and shelving, understairs cupboard.

Kitchen: 2.19m x 3.51m

Windows to side aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated gas hob, cooker hood, integrated electric cooker, tiled splashbacks, laminate flooring.

Conservatory:

Part glazed door to rear aspect windows to rear and side aspects, built in shelving.

Lobby:

Part glazed door to side aspect, built in cupboard containing immersion tank, floor tiles.

Bathroom:

UPVC double glazed window to side aspect, gas heater, pedestal wash basin, panelled bath, WC, shower cubicle with electric shower unit, fully tiled walls, floor tiles.

First Floor Landing:

Loft access, doors to all rooms.

Bedroom: 4.20m x 3.73m

UPVC double glazed bay window to front aspect, UPVC double glazed window to front aspect, electric heater, built in cupboards, spectacular views towards City Centre.

Bedroom: 2.65m x 4.09m

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

Bedroom: 2.65m x 2.67m

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

Front Garden:

Laid mainly to patio with flower beds and landscaping.

Rear Garden:

Stunning south facing garden with patio areas and lawn. Mature trees and shrubs, allotment area, large shed with electrical supply, gazebo area with further patio. Extensive ornamental flower beds, concrete walls, wooden fencing, greenhouse and secured pond area.

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

www.ahaea.co.uk

£514,500

13 Cynthia Road
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or go online to book your
viewing.

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GROUND FLOOR

1ST FLOOR



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

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801