



£280,000

Energy Efficiency Rating: E

Freeview Road, Bath, BA2 1DT.

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A very rare opportunity has arisen to purchase this semi detached three bedroom property situated in a very sought after cul de sac location in close proximity to Bath City Farm and believed to date from the late 1940s. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a hall, lounge, kitchen/dining room, lobby, utility room, store, cloakroom, three bedrooms and a bathroom. Externally the front garden is laid mainly to lawn with views. To the rear south facing gardens is also laid mainly to lawn with a patio area and is adjacent to open farm land. There is a recently upgraded park and play area at the end of the street. There are various new gyms nearby and the Linear Park Cycle Path is within easy reach. The shops and cafés of Moorland Road are within a close proximity as well as the legendary Café 84. There is extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are advised.

Entrance Porch:

UPVC part glazed door to front aspect, UPVC double glazed window front aspect, UPVC double glazed windows to side aspect.

Entrance Hall:

UPVC part double glazed door to front aspect, radiator, built in cupboard containing gas meter, fuse box, electric meter, understairs cupboard, laminate flooring, stairs rising to first floor landing.

Lounge: 4.21m x 3.70m

UPVC double glazed window to front aspect, radiator, electric fire with back boiler, laminate flooring.

Kitchen/Dining Room: 6.41m x 2.62m

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, part glazed door to side aspect, radiator. Range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, plumbing for dishwasher, plumbing for washing machine, tiled splashbacks, laminate flooring, spectacular south facing garden aspect.

Lobby:

UPVC part double glazed door to front aspect, UPVC double glazed door to rear aspect.

Utility Room: 1.65m x 2.93m

Window to side aspect, electrical connection.

Store: 1.59m x 0.93m

Accessed via wooden door, garden tap.

Cloakroom: 1.49m x 0.93m

UPVC double glazed window to front aspect, shelving, tiled walls and WC.

First Floor Landing:

UPVC double glazed window to side aspect, loft access, period style modernist banister, period style doors to all rooms, spectacular views.

Bedroom: 4.11m(max) x 3.73m(max)

UPVC double glazed window to front aspect, radiator, built in cupboards, period style door leading to built in cupboard containing immersion tank, spectacular views across The Northern Slopes.

Bedroom: 4.11m x 2.60m

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

Bedroom: 2.65m(max) x 2.80m(max)

UPVC double glazed window to front aspect, radiator, built in shelving, spectacular views across The Northern Slopes.

Bathroom:

UPVC double glazed window to rear aspect, radiator, pedestal wash

basin, panelled bath with Triton electric shower over, WC, wall tiles.

Front Garden:

Laid mainly to lawn with spectacular views.

Rear Garden:

Spectacular south facing garden laid mainly to lawn with patio area, farm land to rear.

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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Bath
BA2 1DT

Call now, visit us in
branch 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 as to their operability or efficiency can be given.
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