



£375,000

Energy Efficiency Rating: TBC

The Hollow, Bath, BA2 1LY.

An excellent opportunity has arisen to purchase this substantial stone built three bedroom semi detached family home situated in a highly sought after location. The benefits include gas heating double glazing, sizeable accommodation, gardens to rear and plenty of off road parking to the front. An early viewing is strongly advised. Phone 01225 463006 now to arrange an appointment.



An excellent opportunity has arisen to purchase this substantial stone built three bedroom semi detached family home situated in a highly sought after location, believed to date from the 1930s. The benefits include gas central heating, double glazing throughout and an abundance of period features. The property briefly comprises:- entrance hall, lounge, kitchen/dining room, conservatory, three good sized bedrooms, shower room, gardens to the rear with plenty of off road parking to the front. The property is well located for all local amenities, shops, cafes and schooling within Oldfield Park with easy access to the city and beyond.

An early inspection is highly recommended to more fully appreciate the properties finer attributes. To view internally, phone 01225 463006 now.

Entrance Porch:

UPVC double glazed door to front aspect, UPVC double glazed windows to front and side aspects, exposed stonework.

Entrance Hall:

Part double glazed wooden door to front aspect with stained glass ornamentation, radiator, built in cupboard containing electric meter and fuse box, dado rail, stairs rising to first floor landing.

Lounge: 4.31m(max) x 4.09m(max)

UPVC double glazed window to front aspect, radiator, period style fireplace and surround, connection for real flame gas fire, understairs cupboard containing gas meter, spectacular views towards Bloomfield.

Kitchen/Dining Room: 5.26m x 2.63m

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, 1½ bowl composite sink with drainer and mixer tap, integrated cooker hood, plumbing for washing machine, gas boiler.

Conservatory: 3.68m x 2.18m

UPVC double glazed patio doors to rear aspect, UPVC double glazed windows to rear and side aspects, radiator, pleasant west facing aspect towards garden.

First Floor Landing:

UPVC double glazed window to side aspect, loft access, dado rail, period style banister, ornamental doors to all rooms.

Bedroom: 3.37m x 3.41m

UPVC double glazed window to front aspect, radiator, built in shelving, spectacular panoramic views.

Bedroom: 3.05m x 3.37m

UPVC double glazed window to rear aspect, radiator, spectacular panoramic views.

Bedroom: 2.15m x 2.19m

UPVC double glazed window to rear aspect, radiator, spectacular panoramic views.

Shower Room:

UPVC double glazed window to front aspect, wash basin within vanity unit, shower within cubicle, WC, heated towel rail, tiled splashbacks and tiled flooring.

Front Garden:

Laid entirely to driveway, spectacular views towards Lansdown Crescent.

Rear Garden:

Laid mainly to landscaping and patio, flower beds and shrubs, garden shed. Pleasant west facing aspect.

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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8 The Hollow Bath BA2 1LY

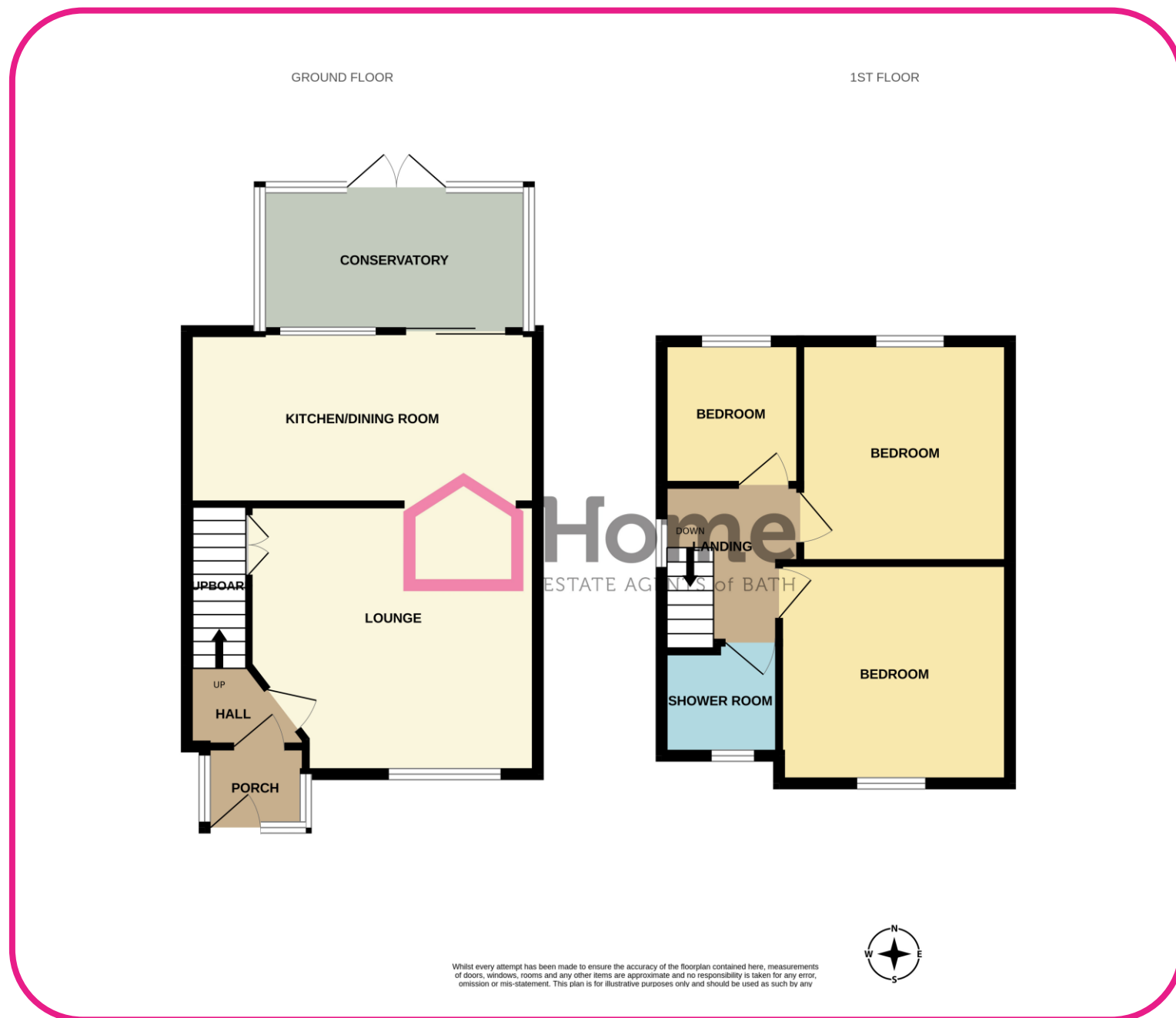
Call now, visit us in
branch or go online to
book your viewing.

 01225 463006

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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

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