



£280,000

Shaws Way, Bath, BA2 1QQ.

A very rare opportunity has arisen to purchase this stunning three bedroom semi detached property which has been upgraded to a very high standard by the current owners. The benefits include a modern décor, gas heating, double glazing, large private driveway to the rear and phenomenal views.

An early viewing is advised - Call 01225 463006 to arrange your visit.

Energy Efficiency Rating: D



A very rare opportunity has arisen to purchase this stunning three bedroom semi detached property which has been upgraded to a very high standard by the current owners. The benefits include a modern décor, a large private driveway and phenomenal views. The property briefly comprises a hall, lounge, kitchen/dining room, further lobby, utility room, cloakroom, three good sized bedrooms and a bathroom. Externally there is a large south facing garden to the front laid mainly to lawn with a secluded patio. The rear garden is meticulously landscaped with panoramic views. The driveway offers parking for several cars. The property is very well situated for visiting Bath City Farm. The shops and cafés of Moorland Road are within easy reach. There are also various gyms quite close by as well as the Linear Park Cycle Path. The property offers excellent access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

Entrance Porch:

Period style metal work porch with south facing aspect.

Entrance Hall:

UPVC part double glazed door to front aspect, dado rail, stairs rising to first floor landing.

Lounge: 5.43m x 3.68m

UPVC double glazed window to front aspect, real flame gas fire, dado rail, understairs cupboard containing fuse box, gas meter, electric meter.

Kitchen/Dining Room: 6.49m 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 stainless steel sink drainer unit, plumbing for washing machine, tiled splashbacks, built in shelving, pleasant aspect towards garden, spectacular views.

Lobby:

UPVC door to front aspect, window over, wooden door.

Utility Room: 2.93m x 1.36m

UPVC double glazed window to side aspect, electric heater.

Storage Cupboard:

Built in shelving.

Cloakroom:

UPVC double glazed window to front aspect, wall tiles, built in shelving, WC, floor tiles.

First Floor Landing:

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

Bedroom: 4.11m x 3.70m

UPVC double glazed window to front aspect, radiator, period style doors to built in cupboard containing Vaillant gas boiler, further built in cupboard, pleasant south facing aspect towards garden.

Bedroom: 4.11m x 2.64m

UPVC double glazed window to rear aspect, radiator, period style door to built in cupboard, spectacular views.

Bedroom: 2.92m x 2.86m

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

Bathroom:

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, fully tiled walls.

Front Garden:

Laid mainly to lawn with spectacular rural views, secluded patio area, spectacular views.

Rear Garden:

Laid mainly to lawn with patio area, landscaping with flower beds and shrubs, allotment area, spectacular views.

Parking:

Private parking area for several cars.

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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49 Shaws Way

Bath

BA2 1QQ

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

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GROUND FLOOR



1ST FLOOR



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