



£315,000

Energy Efficiency Rating: D

Poolemead Road, Bath, BA2 1QP.

Home Estate Agents are pleased to offer this well maintained, 3 bedroomed end of terraced family home situation in an elevated location within Twerton. The benefits include, gas heating, double glazing, pleasant gardens and no onward chain.

An early viewing is highly recommended . Call 01225 463006 to arrange your visit.



Home Estate Agents are pleased to offer this modernised 3 bedroomed end of terraced family house situation in an elevated location within Twerton.

The benefits include gas central heating, double glazing, sizable family accommodation and no onward chain. The well maintained layout consists of: Entrance porch, entrance hall, lounge/diner, kitchen, utility room, 3 bedrooms, upstairs bathroom with good sized and secure garden to the rear. The further benefits include close to local amenities, shops and local schools together with easy access to the City Centre and Bristol beyond.

An early inspection is highly recommended, please call 01225 463006 to arrange your internal inspection.

Entrance Porch:

Entered via double glazed front door, tiled flooring, cupboard housing gas meter, shelving and glazed door with side panel to :-

Entrance Hall:

Large walk in cupboard with 'Ideal Classic' gas boiler, fuse box, fitted power and light, stairs rising to first floor landing, laminate flooring, radiator and door to :-

Lounge/Diner: 5.50m x 4.13m

'L' shaped room with double aspect, double glazed window to front aspect and French doors to rear. Fitted gas fire with heath and surround, fitted cupboard with shelving, 2x radiator, TV point and coving.

Kitchen: 3.00m x 2.63m

Single drainer stainless steel sink unit with range of base level cupboards and drawers, fitted work surfaces, further wall units, plumbing for washing machine, space for cooker, double glazed window to rear aspect, tiled splashbacks, understairs cupboard, walk in pantry, glazed door to :-

Utility Room: 2.20m x 1.67m

Fitted work surface, fitted power and light, double glazed window to

side aspect and double glazed door to rear.

First Floor Landing:

Double glazed window to rear aspect, access to loft space, doors to :-

Bedroom: 3.59m x 2.99

2x double glazed windows to front aspect, radiator, mirror fronted fitted wardrobes, further built in cupboards.

Bedroom: 3.39m x 2.48m

Double glazed window to rear aspect, radiator.

Bedroom: 2.97m x 2.58m

'L' shaped room with double glazed window to rear aspect, radiator, shelving and over stairs cupboard.

Bathroom: 2.26m x 1.52m

Suite of fitted bath with Triton electric shower unit over, low flush WC, wash hand basin, radiator, double glazed window to rear aspect.

Parking:

Parking on road.

Front garden:

Open plan front garden laid to lawn.

Rear Garden:

With large patio area with lawn, picket style fencing to further shingle and lawned area, green house, mature hedging to one side and far reaching views to the other, timber fencing and gate to the rear.

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

www.aheda.co.uk

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57 Poolemead Road
Bath
BA2 1QP

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



01225 463006



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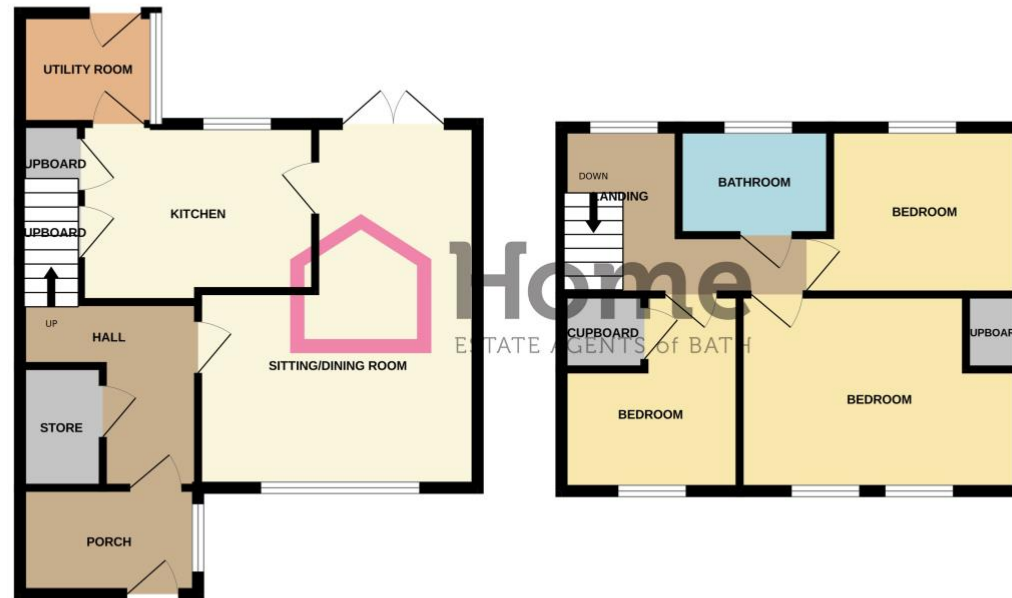


@Home Estate Agents
13 Moorland Road,
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GROUND FLOOR

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

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