



£299,950

Energy Efficiency Rating: C

Windrush Close, Bath, BA2 1PL.

An excellent opportunity to acquire this 3 bedroomed, mid terraced family home situated in an elevated position enjoying some fantastic far reaching views. The property benefits from gas central heating, double glazing throughout, landscaped rear gardens and super views to the front elevation. An early inspection is highly recommended, call 01225 463006 to arrange your visit.



An excellent opportunity to acquire this 3 bedroomed, mid terraced family home situated in an elevated position enjoying some fantastic far reaching views. The property benefits from gas central heating, double glazed throughout, landscaped rear gardens and super views to the front elevation. The accommodation briefly comprises:- Entrance porch, entrance hall, lounge, kitchen/diner, 3 bedrooms, bathroom, separate WC, open plan front garden and recently landscaped gardens to the rear. There are numerous transport links nearby to access the City Centre, the Universities and Bristol beyond. There are local amenities within a close distance and an abundance of open countryside. An early inspection is highly recommended, please call 01225 463006 to view.

Entrance Porch:

Entered via double glazed front door, double glazed windows to front aspect, door to :-

Entrance Hall:

Meter cupboard, 'L' shaped store cupboard with double glazed window to front aspect, understairs cupboard, stairs rising to first floor landing, further cupboard, ½ glazed doors to :-

Lounge: 3.56m x 3.52m

Double glazed window to front aspect, TV point, radiator, central heating thermostat.

Kitchen/Diner: 6.60m x 2.23m

Stainless steel sink unit with mixer tap over, range of base level and wall units, plumbing for washing machine and dishwasher, space for cooker, fridge freezer, tiled splashbacks, laminate flooring, double glazed window to rear aspect.

Dining Area:

Cupboard housing gas boiler, double glazed French doors to rear garden.

First Floor Landing:

Balustrade, access to loft, storage cupboard, doors to :-

Bedroom: 4.22m(max) x 3.61m(max)

Double glazed window to rear aspect, TV point, radiator.

Bedroom: 3.87m x 2.26m

Double glazed window to rear aspect, radiator.

Bedroom: 3.56m x 1.68m

Double glazed window to front aspect, enjoying far reaching views, radiator.

Bathroom:

White panelled bath with electric shower unit over, wash hand basin, towel radiator, tiled splashbacks, double glazed window to front aspect.

Separate WC: white low flush WC, double glazed window to front aspect, tiled walls.

Parking:

There is ample parking to the rear of the property.

Front garden:

Open plan front garden laid to lawn with path to front door.

Rear Garden:

Recently landscaped gardens with paved patio area, steps to rear gate, shingled areas with retaining timber sleepers, timber panelled fencing to 3 sides.

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

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12 Windrush Close
Bath
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or go online to book your
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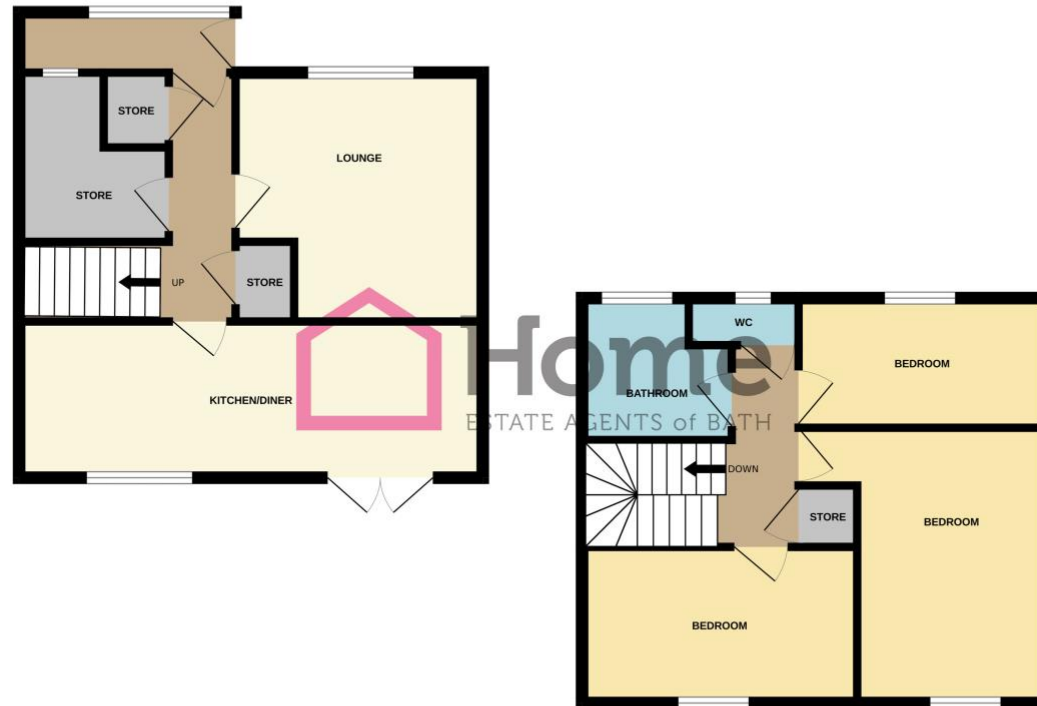
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GROUND FLOOR

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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